QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 352710 DEEDQC
02/04/2020 08:11:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200204-0012430

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2020

J-SB-19-1144-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2020.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip W. Kendrick and wife, Karen G. Kendrick and Mary Margaret Hamlett	**New Owner**	
(NAME)	(NAME)	**131-04-0-220.00**
8109 Hilldale Dr.,		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY MARGARET KENDRICK HAMLETT AND PHILIP WILSON KENDRICK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP W. KENDRICK AND WIFE, KAREN G. KENDRICK AND MARY MARGARET HAMLETT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Duncanwood, of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Kendrick and wife, Margaret Kendrick by Warranty Deed from James G. Lawson and wife, Joy S. Lawson, of record in Book 4160, Page 456, Register's Office for Davidson County, Tennessee, dated July 19, 1967 and recorded on August 10, 1967.

The said Margaret Kendrick having since died on August 04, 2017 leaving Robert Kendrick as surviving tenant by the entirety. The said Robert Kendrick a/k/a Robert Edwin Kendrick having since died on February 24, 2018 leaving a Last Will and Testament filed with the Probate Court of Davidson County, Tennessee under Probate Docket No. 18P-400, wherein Mary Margaret Kendrick Hamlett was appointed as Executor of the Estate with full power to convey said property.

Being the same property conveyed to Mary Margaret Kendrick Hamlett and Philip Wilson Kendrick by Executor's Deed from Mary Margaret Kendrick Hamlett, Executor of the Estate of Robert Edwin Kendrick, deceased, of record in Instrument No. 20180730-0073790, Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1144 Brookmeade Dr., Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 28 day of January, 2020.

Philip W. Kendrick

Mary Margaret Hamlett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP WILSON KENDRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY MARGARET HAMLETT KENDRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212