This Instrument Prepared by:
BRYSON EUBANKS
Kane and Crowell
133 S. College St.
Lebanon, TN 37087

From information furnished by the parties

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Ralph M Sturges Jr.

Ralph M. Sturges, Jr.

Bonnie J. Sturges
By: Ralph M Sturges Jr, AIF

Bonnie J. Sturges by Ralph M. Sturges, Jr., AIF, Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 14th day of February, 2020.

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

NOTARY PUBLIC, Bryson Eubanks

My Commission Expires: 11/03/2020

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 14th day of February, 2020.

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

NOTARY PUBLIC, Bryson Eubanks

My Commission Expires: 11/03/2020

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Ralph M. Sturges, Jr.
2707 Lincoya Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Ralph M. Sturges, Jr.
2707 Lincoya Drive
Nashville, TN 37214

MAP AND PARCEL:
084 12 0 096.00

FOR NO MONETARY CONSIDERATION, We, **Ralph M. Sturges, Jr. and wife, Bonnie J. Sturges**, by these presents do hereby quitclaim and convey unto **Ralph M. Sturges, Jr.** all our right, title, and interest in and to the following tract or parcel of land, situated, and lying in Wilson County, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 64 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

LOT 64 fronts 160 feet on the southwesterly margin of Lincoya Drive and extends back between lines 262.7 feet on the southeasterly line and 250.8 feet on the northwesterly line to a rear line measuring 160.4 feet.

Karen Johnson Davidson County
Batch# 360690 DEEDQC
02/20/2020 10:31:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200220-0018895

BEING the same property conveyed to Ralph M. Sturges, Jr. and wife, Bonnie J. Sturges, by Harbert F. Walker, Jr. and wife, Bonnie D. Walker, and Robert L. Bass and wife, Louise Bass, by deed of record in Deed Book 4356, page 800, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2707 Lincoya Driver, Nashville, TN 37214.

Witness by my hand this 14th day of February, 2020

Ralph M. Sturges, Jr.

Bonnie J. Sturges by Ralph M. Sturges, Jr., AIF

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 14th day of February, 2020, personally appeared before me, Ralph M. Sturges, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that he executed the same by his own free act and deed.

Witness by my hand and official seal

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

NOTARY PUBLIC, Bryson Eubanks

My Commission Expires: 11/03/2020

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 14th day of February, 2020, personally appeared before me, Ralph M. Sturges, Jr., with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact, for Bonnie J. Sturges, and who acknowledged that as attorney-in-fact, he executed the same as the free act and deed of Bonnie J. Sturges.

Witness by my hand and official seal

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

NOTARY PUBLIC, Bryson Eubanks

My Commission Expires: 11/03/2020