QUITCLAIM DEED

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 1st DAY OF September, 20 22

Notary Public

MY COMMISSION EXPIRES: 9/16/25

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-QCD-22-559

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Franklin, unmarried	**NEW OWNER**	
(NAME)	(NAME)	
559 Brewer Drive,		**147-14-0-110.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JAMES J. CONWAY, JR., UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARY E. FRANKLIN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 316 on the Plan of Whispering Hills, Section II-B, as of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 316 fronts 97 feet on the Southwest margin of Brewer Drive and extends back between lines measuring 495 feet on the Northwest side and 469.7 feet on the Southeast side to a rear line on which it measures 100.5 feet.

Being the same property conveyed to Mary E. Franklin-Conway and husband, James J. Conway, Jr. by Warranty deed from Harry Dan Regen Caldwell and wife, Helen H. Caldwell of record in Book 9535, page 875, Register's Office for Davidson County, Tennessee, dated November 28, 1994 and recorded on December 02, 1994.

This instrument is being executed pursuant to Final Divorce Decree and Marital Dissolution Agreement entered in Case No. 07D1681 in the 8th Circuit Court for Davidson County at Nashville, Tennessee.

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: **559 Brewer Drive, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 925336 **DEEDQC**
10/05/2022 10:28:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221005-0109819

Witness my/our hand(s) this the 16th day of September 20 22.

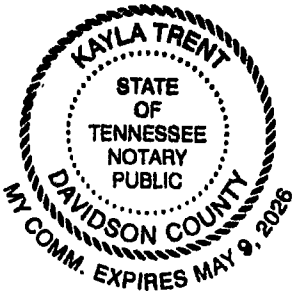
James J. Conway, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES J. CONWAY,, JR., 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 16th of September, 2022.

Notary Public
My Commission Expires: May 9th, 2026
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206