BOOK 9223 PAGE 970

47

FROM

Teresa B. Mendez

TO

William D. Castleman

FROM

William D. Castleman

TO

Teresa B. Mendez and James E. Beene
and Lisa S. Sherrill

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa B. Mendez	Same as New Owner	044-11D
(NAME)	(NAME)	
519 Old Hickory Boulevard		009.01
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
110 Glancy Square, Suite 112
Goodlettsville, TN 37072
from information provided by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Heather K Del Rio
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1994

Notary Public

MY COMMISSION EXPIRES: 3/23/98

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate as tenants in common

We, Teresa B. Mendez

by these presents do hereby quitclaim my/our interest unto William D. Castleman, Trustee,

his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being a portion of the land shown on the subdivision of Village of Old Hickory, Section "G", as of record in Plan Book 1835, page 88, Register's Office for said County, described as follows:

Beginning at a concrete monument at the east end of the return at the northeast corner of the intersection of Old Hickory Boulevard and Donelson Avenue, and running thence around a curve to the right said curve having a radius of 75 feet, for a distance of 70.2 feet to an iron pin at the northwest end of the return, and running thence north 35 degrees 33' west along the easterly margin of Old Hickory Boulevard, a distance of 272.5 feet to the beginning point; thence from said point of beginning north 35 degrees 33' west 58 feet to the southwest corner of the Flower Shop property as shown in Deed Book 1710, page 328, said Register's Office; and on plan in Book 1835, page 88, said Register's Office; thence with said Flower Shop property's southern boundary line north 54 degrees 27' east 130 feet; thence south 35 degrees 33' east 58 feet; thence south 54 degrees 27' west 130 feet to the beginning.

Being the same property conveyed to Teresa B. Mendez by deed from Raymond E. Behel and wife, Edith H. Behel, of record in Book 9181, page 347, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 519 Old Hickory Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address:) (City or Town) (Postal Zip)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to an easement of record in Book 626, page 556, said Register's Office; special utility easement for electric and/or telephone lines and cables across front of premises, as shown on plan of record in Book 1835, page 88, and referred to in the notes on said plan which is reserved and rights with reference thereto are fixed in deed of record in Book 2033, page 276, said Register's Office, and to restrictive covenants contained in deed of record in Book 2033, page 276, as modified by instrument of record in Book 2447, page 151, said Register's Office.

This is improved property, known as 519 Old Hickory Boulevard, Old Hickory, TN 37138.

08890
IDENTIF. ← REFERENCE
94 JAN 19 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

And now, I, the said William D. Castleman, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Teresa B. Mendez and James E. Beene and Lisa S. Sherrill, to each a one-third (1/3) undivided interest, as tenants in common,

their heirs and assigns the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of January, 19 94.

Teresa B. Mendez

William D. Castleman Trustee.

1035 01/19 0101 03CHECK 12.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Teresa B. Mendez,

the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 19 94

Joyce B. Donehue
Notary Public.

My commission expires: 3/23/96

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William D. Castleman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 19 94

Joyce B. Donehue
Notary Public.

My commission expires: 3/23/96