3

QUITCLAIM DEED

STATE OF TENNESSEE BOOK 10397 PG 448
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-
Edward S. Barker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 1997
Valerie D Wright
Notary Public
MY COMMISSION EXPIRES: 3-3-99
(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward S. Barker (NAME)	Same (NAME)	Map 52-16
728 Evergreen Trail (ADDRESS)	(ADDRESS)	Parcel 98
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann E. Barker, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward S. Barker and wife, Katrina C. Barker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, [illegible] ALL THEIR RIGHTS: TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 45 on the plan of Marlin Meadows, Section 4 of record in Book 2153, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 100 feet on the northerly margin of Coppin Pass (now Evergreen Trail) and extends back 361.2 feet on the westerly line and 160 feet on the easterly line to a line in the rear measuring 225.6 feet thereon.

Being the same property conveyed to Ann E. Barker by Deed from Phyllis Jane McPeak of record in Deed Book 5469, page 287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
97 APR -1 AM 8:40
IDENTIF. & REFERENCE
0288835

unimproved ( ) This is improved (X) property, known as 728 Evergreen Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of March 19 97

Ann E. Barker
ANN E. BARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10397 PG 449

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Ann E. Barker, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee this 1st day of March, 1997.

Commission expires 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

Valerie D. Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

MARY FRANCES RUDY
ATTORNEY - AT - LAW

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