Davidson County DEEDQC
Recvd: 12/21/01 10:44 3pgs
Fees:17.00 Taxes:0.00

20011221-0141122

PICK-UP

This Instrument Prepared by & Return to:
American Title Company, Inc
125 Glancy Street
Goodlettsville, TN 37072

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Karen Hillebrand	Same	18-15/18
405 Montcrief Ave.		
Goodlettsville, TN 37072		

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Covenant Management Group, Trustee of The 405 Montcrief Avenue Land Trust and Karen Hillebrand, Beneficiary, hereinafter referred to as the GRANTORS, do hereby quitclaim and convey unto Karen Hillebrand, hereinafter referred to as GRANTEE, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS has hereunder set their hands this 21st day of December, 2001.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 20 01.

Deputy Register

GRANTOR:
Covenant Management Group, a
Sole Proprietorship, Trustee

By: _____
Jeff Senters,

_____
Karen Hillebrand, Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Jeff Senters, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the owner of Covenant Management Group, a Sole Proprietorship, Trustee of The 405 Montcrief Avenue Land Trust, and that he/she as such owner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of Covenant Management Group by himself as owner.

Witness my hand at office this 14th day of December, 2001.

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

Commission Expiration:

My Commission Expires NOV. 7, 2005

STATE OF TENNESSEE
COUNTY OF TENNESSEE

On this 21st day of December, 2001, before me personally appeared Karen Hillebrand, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand at office this 21st day of December, 2001.

Notary Public

Commission Expiration:

5/29/05

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

"EXHIBIT A"

Land in Davidson County, Tennessee, being Lot 2, Adams Subdivision. Re-Subdivision Map 18-15, Parcel 14 & 18 and 18-16 139 of record in Plat Book 6200, page 970, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument located on the Northerly right of way of Moncrief Avenue at the common property line of Adams and Clouse; thence North 24 degrees 59 minutes 12 seconds West 225 feet to an iron pin; thence North 65 degrees 39 minutes 57 seconds East 130 feet to an iron pin; thence South 21 degrees 56 minutes 59 seconds 225.61 feet to an iron pin in the Northerly right of way of Moncrief Avenue; thence with said right of way South 65 degrees 46 minutes 51 seconds West 118.05 feet to the point of beginning. Lot No. 2 contains 0.64 acres, more or less.

BEING the same property conveyed to the Grantors by deed which is being placed of record #20000616000601 04 in the Register's Office for Davidson County, Tennessee.