QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

Davidson County DEEDQC
Recvd: 08/11/03 10:39 2pgs
Fees:12.00 Taxes:0.00

20030811-0114010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 03/10/07

(AFFIX SEAL)

KANDACEY TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Eddy		119-14-0-057.00
(NAME)	(NAME)	
2919 Dobbs Avenue	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Francis R. Eddy, an unmarried man**, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, **OUT OF LOVE AND AFFECTION** unto my daughter, **Frances Eddy, a married woman**, hereinafter called the GRANTEES, their heirs and assigns forever, ***property both separate and corporeal***, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14, Block D on the Map of Woodbine Courts, Part 1, as of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francis R. Eddy and wife, Annie P. Eddy by deed from Harris H. Williams and wife, Rebecca W. Williams dated August 7, 1959 and filed for record on August 11, 1959 in Book 2929, page 510, Register's Office for Davidson County, Tennessee. The said Annie P. Eddy having since diedintestate, thereby leaving the property vested in the sole surviving tenant by the entirety, Francis R. Eddy.

unimproved ☐
This is improved ☒ property, known as 2919 Dobbs Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 4th day of August, 2003.

Francis R. Eddy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Francis R. Eddy, an unmarried person, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August, 2003.

Commission expires: 03/04/07

Kandace N. Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.