Davidson County DEEDQC
Recvd: 04/10/02 11:23 1pgs
Fees:12.00 Tax:0.00
[redacted]
20020410-0044165

QUITCLAIM DEED

Map 83-2 Parcel 12

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 10 DAY OF April 20 02.

Deputy Register

This instrument was prepared by
Rose Mary Drake, P.O. Box 68401, Nashville, TN 37206

Address new owners as follows:
Rose Mary Drake
P.O. Box 68401
Nashville, TN 37206

Send tax bills to:
Harold D. Hodges, Jr. & Reva P.
1444 Sweethome Road
Ashland City, TN 37015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE
NASHVILLE, TN 37215

BOX 10-A

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Drake Properties, LLC**, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **Rose Mary Drake**, unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, BEING the east half of Lot No. 19 and the west half of Lot No. 20 on the Plan of H.M. Doak's Subdivision as of record in Plat Book 332, page 22, Register's Office for Davidson County, Tennessee.

SAID east half of Lot No. 19 and the west half of Lot No. 20 front together 50 feet on the north side of McKennie Ave. and extends back between parallel lines 174 feet to an alley.

BEING all of the same property conveyed to Harold D. Hodges, Jr. and wife, Reva P. Hodges by Installment Deed from Henry Clay White, unmarried, of record in Book 5740, page 703, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Drake Properties, LLC by warranty deed from Harold D. Hodges, Jr., and Reva P. Hodges, husband and wife, of record in Instrument #20010416-0037003, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1409 McKennie Ave., Nashville, TN 37206.

SUBJECT to all easements, rights of way, protective covenants and mineral reservations of record, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.~~ RMD

Taxes for tax year 2002 shall be paid by Grantee.

RE-RECORD

Grantor does hereby swear or affirm that the actual consideration for this transfer is ten dollars ($10.00).

Davidson County DEEDQC
Recvd: 09/05/03 13:13 2pgs
Fees:12.00 Taxes:0.00
20030905-0130102

WITNESS Grantor's hand this 10th day of April, 2002.

Rose Mary Drake
President and Owner, Drake Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2002, personally appeared before me, Rose Mary Drake, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

NOTARY PUBLIC

My commission expires:

My Commission Expires JAN. 28, 2006

Sandra G. Sellars
Printed Name

SANDRA G. SELLARS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Re-recorded to add Affidavit regarding Notary.

AFFIDAVIT

The undersigned Rosemary Drake hereby swears and affirms that at the time of execution of the deed of record in Instrument No. 20020410-0044165 from Drake Properties, LLC to Rosemary Drake that she was the sole member and the authorized signatory on behalf of Drake Properties, LLC, a Tennessee Limited Liability Company.

Rosemary Drake further swears and affirms that the purpose of the deed from Drake Properties, LLC to Rosemary Drake was not for the purpose of avoiding debts and/or claims against Drake Properties, LLC.

Dated this 29th day of August, 2003.

Rosemary Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rosemary Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the facts stated in the above affidavit are true and correct, that at the time of the execution of the above deed she was the sole Member of Drake Properties, LLC, and further acknowledges that she executed the above described deed as the sole Member and authorized signatory on behalf of Drake Properties, LLC for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: _____