(2)

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

Davidson County DEEDQC
Recvd: 12/15/03 13:42 2pgs
Fees:12.00 Taxes:0.00

20031215-0179047

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

JOSE LUGO GREGORY
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 NUMBER
Doris J. Carr et vir Jose Lugo		084-10-0-026.00
(NAME)	(NAME)	
2219 Maplecrest Drive	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Doris J. Carr**, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto**Doris J. Carr and husband, Jose Lugo**, hereinafter called the GRANTEES, their heirs and assigns forever, 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 part of Lot No. 49 on the plan of Maplecrest Subdivision, as of record in Plat Book 1835, pages 27-28, said Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 49 fronts 80 feet on the southwesterly side of Maplecrest Drive and runs back 460 feet on the northwesterly line and 355.9 feet on the southeasterly line to a dead line in the rear, measuring 166 feet thereon.

Included in the above description but excluded therefrom is a small tract of land conveyed to 14th Civil District of Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record inBook 4236, page 978, Register's Office for Davidson County, Tennessee, and being particularly described as follows:

BEGINNING at the NE corner of Lot No. 49; thence N 50 degrees 27' 38" E 40.5 feet along the lot line between Lot Nos. 49 and 50 of said plan to a point on the easterly margin of Briley Parkway; thence S 41 degrees 23' 30" E 46.7 feet along the easterly margin of Briley Parkway, the same being parallel to and 140 feet from the centerline of said Briley Parkway, to a point on the rear line of Lot No. 49; thence N 82 degrees 22' 38" W 63.2 feet along the rear line of Lot No. 49 to the point of beginning, containing 940 square feet, more or less.

Being the same property conveyed to Harold S. Carr, Jr. and wife, Doris J. Carr by deed from Brenda J. Carr dated January 31, 1995 and filed for record on _____ at Instrument No. 20031215-0179046 Register's Office for Davidson County, Tennessee. The said Harold S. Carr, Jr. having since died intestate, thereby leaving the property vested to the sole surviving tenant by the entirety, Doris J. Carr.

unimproved ☐
This is improved ☒ property, known as 2219 Maplecrest Drive, Nashville, TN 37214
(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 20th day of September, 2003.

Doris J. Carr

_____

_____

_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Doris J. Carr, 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 20th day of September, 2003.

Commission expires: June 25, 2005

Viola Pierce
Notary Public

