Davidson County DEEDQC
Recvd: 11/19/04 12:16 2pgs
Fees:12.00 Taxes:0.00
20041119-0139121

QUITCLAIM DEED

G-REMAX-04-508Z

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra C. Costello	New Owner	
(NAME)	(NAME)	
508 Sandy Cove		53-12-231
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Ellen Coleman, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Sandra C. Costello, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A"

unimproved ( )
This is improved (X) property, known as 508 Sandy Cove, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 3rd day of November, 2004.

Ellen Coleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra C. Costello, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8, The Villas of Lakemeade Development, as shown of record in Plat Book 7900, page 530, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern right-of-way of Lakeshore Drive (formerly Pitts Avenue) at the northeast corner of property conveyed to Gulfpointe Development, Inc. as of record in Deed Book 7604, Page 125, R.O.D.C., TN; thence leaving said right-of-way and following the westerly line of said Gulfpointe Development, Inc. property, also being the easterly boundary of Old Hickory Lake, South 46 degrees, 41 minutes, 39 seconds West 133.43 feet to a point; said point being the northeast corner of proposed Lot 8 and the point of commencement of the herein described property; thence, leaving said lake boundary, and following the easterly line of proposed Lot 8, south 43 degrees, 11 minutes, 40 seconds east 109.98 feet to a point; said point being on the northern right-of-way of proposed Lakemeade Drive; thence, following said proposed northern right-of-way with a curve to the right having a central angle of 01 degrees, 30 minutes, 43 seconds, a radius of 1480.00 feet, an arc length of 39.05 feet, and a chord bearing and length of south 47 degrees, 33 minutes, 42 seconds west 39.05 feet to a point; thence, with a curve to the right having a central angle of 18 degrees, 53 minutes, 11 seconds, a radius of 100.00 feet, an arc length of 32.96 feet, and a chord bearing and length of south 57 degrees, 45 minutes, 39 seconds west 32.81 feet to a point, said point being the southwest corner of proposed Lot 8; thence, leaving said proposed right-of-way and following the westerly line of proposed Lot 8, north 40 degrees, 25 minutes, 30 seconds west 94.60 feet to a point, said point being on the aforementioned lake boundary; thence, following said lake boundary north 36 degrees, 56 minutes, 39 seconds east 50.87 feet to a point; thence, continuing with the same north 46 degrees, 41 minutes, 39 seconds east 16.58 feet to the point of commencement.

Being the same property conveyed to Ellen Coleman by Quitclaim Deed from Sandra C. Costello filed for record on November 30, 2000 in Instrument No. 20001130-0117481, Register's Office for Davidson County, Tennessee. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, page 530; Book 10693, page 718 and Book 9961, page 658, Register's Office for Davidson County, Tennessee.