QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/25/05 12:08 2 pgs
Fees:12.00 Taxes:0.00
20050825-0101594

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-23-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winton Michael Elliott	NEW OWNER	103-03-0-063
(NAME)	(NAME)	
5206 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CHARLES KOWN AND WIFE ROBYN KOWN*** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **WINTON MICHAEL ELLIOTT**, HEREINAFTER CALLED THE GRANTEES, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*Also known as Robyn Caldwell

BEING Lot No. 20 on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of the WestExtension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet easterly from the northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence eastwardly with the northerly margin of Idaho Avenue 60.00 feet; thence at right angles northwardly 150.00 feet to a point 160.00 feet east of the easterly margin of 53rd Avenue, North; thence westwardly and parallel with said Idaho Avenue 60.0 feet; thence southwardly and parallel with said 53rd Avenue, North 150.0 feet to the point of BEGINNING.

Being the same property conveyed to Charles Kown, unmarried, and Robyn Caldwell, unmarried, by Warranty Deed from Theresa W. Hafley, unmarried of record in Instrument No. 20030815-0118151, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5206 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 19th day of August, 2005.

Charles Kown

Robyn Kown

STATE OF ALABAMA
COUNTY of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Kown and wife, Robyn Kown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of August, 2005.

Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sep 8, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Christina L. Langley
Notary Public