Davidson County DEEDQC
Recvd: 09/28/05 11:02 2 pgs
Fees:12.00 Taxes:0.00

20050928-0116372

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

B-FM-05-1314

My Commission Expires JULY 29, 2006

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 6th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Sarah D. Jenkins	~~First NLC Financial Services~~	
(NAME)	(NAME)	
1314 Ardee Avenue, A&B Duplex	New Owner	61-16-290 (LOT 35)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Paula H. Sanders HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Sarah D. Jenkins ~~and~~ 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:

TRACT I:

BEING LOT NO. 35 OF BLOCK "D" OF SUNNYMEADE ESTATES, A SUBDIVISION OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS SHOWN BY SURVEY DONE AUGUST 26, 2005 BY CAMPBELL, MCRAE AND ASSOCIATES.

SAID LOT NO. 35 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ARDEE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO A DEAD LINE ON WHICH IT MEASURES 50 FEET THEREON.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAULA H. SANDERS AND PEGGY J. WEEKS BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH ON 09-08-2005, IN INSTRUMENT NUMBER 20050908-0108105 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAULA H. SANDERS AND PEGGY J. WEEKS, A 1/2 INTEREST EACH AS TENANTS IN COMMON BY QUITCLAIM DEED FROM M.T. TAYLOR, JR., TRUSTEE, RECORDED AUGUST 8, 2002 IN INSTRUMENT NO. 20020808-0095930, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO ERNEST F. JOHNSON AND WIFE, EDNA G. JOHNSON BY WARRANTY DEED RECORDED AUGUST 19, 1966 IN BOOK 4048, PAGE 675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1314 Ardee Avenue, A&B Duplex, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 6th day of September, 2005.

Paula Sanders
Paula H. Sanders

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula H. Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose contained herein.

purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2005.

Notary Public

My Commission Expires: 9-9-07

(SEAL)

