Prepared by:
April Jennifer Reid
217 Cadey Cove
Hermitage, TN
37076

Quitclaim Deed

This Quitclaim Deed made 6/22/05, by
Timothy Kevin Reid ("Transferor")
7441 Hwy 70 South #454
Nashville, TN 37221

to:

April Jennifer Reid ("Transferee")
217 Cadey Cove
Hermitage, TN 37076

Transferor, in good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee all of the interest of Transferor, if any, in an to that real property located in the County of Davidson, City of Hermitage, and State of Tennessee, and more certainly described as follows: 217 Cadey Cove, Lot 77, Plan of Phase One, Section Six, New Hope Point Subdivision.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Grantor's source of title
20021010
0124061

Map/Parcel
098-13.0A
077.00

Davidson County DEEDQC
Recvd: 10/04/05 16:33 3 pgs
Fees:17.00 Taxes:0.00
20051004-0119681

Timothy Kevin Reid

Acknowledgment

State of Tennessee)
) ss
County of Davidson)

On this 31 of ~~July~~ August 2005, before me personally appeared Timothy Kevin Reid, to me know to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged to me that Timothy Kevin Reid executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires 05-24-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ ____
April Jennifer Reid
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 4th DAY OF Oct 2005
Deputy Register

Send tax bills to
AmSouth Bank
Dovenmuehle Escrow Insurance
Department
151 Woodfield Rd
Suite 400E
Schaumburg, Illinois
60173-4782

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/02 09:11 2pgs
Fees:13.00 Taxes:751.10
[redacted]
20021010-0124061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CAROLA B. TOLLARD
NOTARY PUBLIC AT LARGE
HAMILTON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

MY COMMISSION EXPIRES:
02-08-03

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy K. Reid	Guaranty Trust Company-Murfreesboro	Map 98-13
(NAME) 217 Cadey Cove	(NAME) 640 Broadmor Blvd	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 77
(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, WE,
Victoria Devereaux McKenna, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Timothy K. Reid and April J. Reid ,husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 77 on the Plan of Phase One, Section Six, New Hope Point, A Planned Unit Development, as shown by plat of record in Plat Book 9700, page 859, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Victoria Devereaux McKenna, by deed from Alan McKenna of record in Instrument Number 200112050133862, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10290, Page 1 and Deed Book 10330, Page 782, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 217 Cadey Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

VCD