File No. 250800566

# QUITCLAIM DEED

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRACEY TRUMPHOUR

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDQC
Recvd: 10/20/05 08:19 2 pgs
Fees:12.00 Taxes:0.00
**20051020-0126314**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew R. Wilson | AmSouth Bank | 51-1-13 |
| (NAME) | (NAME) | |
| 924 Due West Ave. North | 2050 Parkway Office Circle | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Birmingham, Alabama 35244 | |
| (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, I, Jessica H. Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO Matthew R. Wilson, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 19 on the Map of Due West Valley Acres, not of record, described according to a copy of survey made by H.R. Swann, Jr., on April 20th, 1947, described as follows;

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; thence with the line between said lots, northerly 590.53 feet to a point; thence easterly 80.5 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, southerly 573.39 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 107.27 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is a portion of the above described premises having been conveyed to Chester A. LaFever by Deed of record in Book 8682, Page 687, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee being the westerly five feet of Lot No. 19 on the Map of Due West Valley Acres, not of record and described partly according to a survey made by H.R. Swann, Jr., Surveyor as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots Nos. 18 and 19; thence northerly with the line between said lots 590.53 feet to a point on the southerly line of a tract of land described in deed of record in Book 8322, page 735, Register's Office for Davidson County, Tennessee; thence in easterly direction with said southerly line a distance of 5 feet to a point; thence southerly 589.5 feet, more or less, to a point in the northerly margin of Due West Avenue; thence westerly with such northerly margin a distance of 5 feet to the point of beginning.

Being the same property conveyed to Chad Broadbent and Craig Sanford by deed from Deutsche Bank National Trust Company of record in Instrument No. 200502010011893, Register's Office for said County, recorded on 02/01/05. And further conveyed to Mathew R. Wilson and Jessica H. Wilson by Deed from Craig Sanford and Chad Broadbent or record in instrument # 20050825-0101531, Register's Office for said County.

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 924 Due West Ave. North, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 7th day of October, 2005.

X Jessica H. Wilson
Jessica H. Wilson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jessica H. Wilson, 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 purposes therein contained.

Witness my hand and official this 7th day of October, 2005.

My Commission Expires: 1-23-06

Notary Public

**File Number: 250800566**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

