Davidson County DEEDQC
Recvd: 11/30/05 13:02 3 pg:
Fees:17.00 Taxes:0.00

20051130-0144029

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 30TH day of NOVEMBER, 20 05,
by first party, Grantor, MATTHEW ROLLINGS
whose post office address is 921 KIRKWOOD AVE. NASHVILLE, TN. 37204
to second party, Grantee, CARRIE WOOLPERT
whose post office address is 4211 NEVADA AVE. NASHVILLE, TN. 37209

WITNESSETH, That the said first party, for good consideration and for the sum of
Ø Dollars ($ Ø)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON,
State of TENNESSEE to wit:

SEE ATTACHED DESCRIPTION: THE PROPERTY LOCATED AT:
4211 NEVADA AVE.
NASHVILLE, TN. 37209

GRANTOR'S SOURCE OF TITLE:
20040409-0068498

11/30/05

11/30/05

MANDY A. GALLAGHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MANDY A. GALLAGHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary: Mandy A. Gallagher
Mandy A. Gallagher

My Commission Expires September 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ Ø
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF Nov 2005
Deputy Register

PREPARED BY:
C. WOOLPERT
4211 NEVADA AVE.
NASHVILLE, TN. 37209

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Mandy A Gallagher

Print name of Witness: Mandy A Gallagher

Signature of Witness: Patty McMurray

Print name of Witness: Patty McMurray

Signature of First Party: Matthew C Rollings

Print name of First Party: Matthew C. Rollings

Signature of Second Party: C Woolpert

Print name of Second Party: C. WOOLPERT

Signature of Preparer C Woolpert

Print Name of Preparer C. WOOLPERT

Address of Preparer 4211 NEVADA AVE. NASHVILLE, TN. 37209

State of TN
County of Davidson }

On November 30, 2005 before me, Mandy A Gallagher,
appeared Matthew C. Rollings and Carrie Woolpert
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Mandy A. Gallagher
Signature of Notary

Affiant ✓ Known ___ Produced ID
Type of ID _____

(Seal)

MANDY A. GALLAGHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 19, 2009

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Davidson County DEEDWARR
Recvd: 06/09/04 15:44 2pgs
Fees:13.00 Taxes:573.50

20040609-0068498

WARRANTY DEED

G-RB-04-4211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2004.

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: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Rollings	Regions Bank	
4211 Nevada Ave (ADDRESS)	P.O. Box 680 (NAME)	091-16-0 247.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Huntsville, AL 35804 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOYCE DAVIS AND HUSBAND, JACK DAVIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW ROLLINGS AND CARRIE WOOLPERT, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 112 of Block 4 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot 112 fronts 50 feet on the southerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines with the easterly margin of 43rd Avenue, North, formerly Second Street, 150 feet to an alley.

Being the same property conveyed to John Henry Haffner and wife, Louise Haffner by Warranty Deed from M.L. Keiffer and wife, Margaret E. Keiffer executed June 25, 1953 and filed for record June 29, 1953 in Book 2151, page 85, Register's Office for Davidson County, Tennessee. Said John Henry Haffner having predeceased Louise Haffner. Said Louise Haffner bequeathed said property to Joyce Davis by Last Will and Testament as shown of record in Docket No. 98P-829, Probate Court for Davidson County, Tennessee. Said Jack Davis joins in this instrument for the purpose of conveying any and all marital interests in and to said property.

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

unimproved ( )
This is improved (X) property, known as 4211 Nevada Ave, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of June, 2004.

Joyce Davis

Jack Davis