Davidson County DEEDQC
Recvd: 03/24/06 15:17 2 pgs
Fees:12.00 Taxes:0.00

20060324-0034102

QUITCLAIM DEED

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 10th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CLR-06-909

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
Michael S. Little	New Owner	
(NAME)	(NAME)	146-1-11.00
909 Oak Valley Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, Susan Riggs, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Michael S. Little and wife, Jennifer Little, as joint tenants with right of survivorship 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF OAK HILL VALLEY SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 15 AND 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 12 FRONTS 190 FEET ON THE SOUTHERLY SIDE OF OAK VALLEY LANE AND RUNS BACK BETWEEN PARALLEL LINES 235 FEET TO THE CENTER OF OLD KIRKMAN ROAD.

BEING THE SAME PROPERTY CONVEYED TO SUSAN P. LITTLE BY WARRANTY DEED FROM H. HUNTER HUSBAND AND WIFE, ROSEMARY T. HUSBAND, RECORDED THE 30TH DAY OF APRIL, 1984 IN DEED BOOK 6280, PAGE 943, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Susan Riggs, unmarried, Michael F. Little and wife, Jennifer Little, all as joint tenants with the right of survivorship by Quitclaim Deed from Susan Riggs f/k/a Susan P. Little as of record in Instrument No. 20060130-0011607 recorded on January 30, 2006 in the Register's Office for Davidson County, Tennessee. Michael F. Little is also known as Michael S. Little.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1835 at Page 15 and 16.

unimproved ( )
This is improved (X) property, known as 909 Oak Valley Lane, Nashville, Tennessee 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 10th day of March, 2006.

Susan Riggs

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Riggs, the within named bargainor, 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 seal, this the 20th day of January, 2006.

Laura Mitchell
Notary Public

My Commission Expires: 5/28/06

(SEAL)

