QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/24/06 14:01 2 pgs
Fees:12.00 Taxes:0.00
20060824-0104659

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 18 DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
James Oatsvall and wife, Jean Oatsvall	New OWNER	**53-12**
(NAME) **3402 Old Hickory Blvd.**	(NAME) 6010 Benders Ferry Rd.	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Mt. Juliet, TN 37122	Parcel **203**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE I, **THOMAS WENDELL ETHRIDGE, TRUSTEE,** WITH THE POWER TO SELL, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **JAMES OATSVALL AND WIFE, JEAN OATSVALL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED "EXHIBIT A"

unimproved ☐

This is improved ☒ property, known as 3402 Old Hickory Blvd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 18 day of August, 2006.

Thomas Wendell Ethridge, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

On this 18th day of August, 2006, before me personally appeared *Thomas Wendell Ethridge* as Trustee of the Trust Agreement dated 8-18-06, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commissin Expires: 10/26/08

Notary

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

"EXHIBIT A"

Being the easterly 100 feet of the westerly 200 feet of Lot No. 22 of Section No. 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as shown of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 100 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to David F. Dodd Jr., and wife Maranda H. Dodd by Deed from Robert A. Parker and wife, Ida F. Parker, filed for record 4/13/51 in Record Book 1970, Page 202, Register's Office for Davidson County, Tennessee, with LESS and EXCEPT described in Deed in Record Book 4968, Page 923, Register's Office for Davidson County, Tennessee, and being further conveyed to Mary Ann Williams, Nancy F. Dodd, Beverly A. Jackson-Dodd, David Dodd, and Byron Dodd, Heirs to Estate of Maranda H. Dodd by Affidavit of Heirship, filed for record as Instrument No. 20060824010465 7, Register's Office for Davidson County, Tennessee, and being further conveyed to Thomas Wendell Ethridge, Trustee, by Deed from Mary Ann Williams, Nancy F. Dodd, Beverly A. Jackson-Dodd, David Dodd, and Byron Dodd, Heirs to Estate of Maranda H. Dodd, filed for record as Instrument No. 20060824010465 8, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of South Central Bell as shown of record in Book 5430, Page 454, Register's Office of Davidson County, Tennessee.

Subject to Less and Except restrictions as shown of record in Book 4968, Page 923, Register's Office of Davidson County, Tennessee.