File No. 261100455

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 12/20/06 13:46 2 pgs
Fees:12.00 Taxes:0.00

20061220-0156822

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene F. Hubbard	First Horizon Home Loan Corporation	75
(NAME) 702 Rachels Trail	(NAME) P.O. Box 7481	7
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Springfield, Ohio 45501	217.00
(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, CHARLENE F. CHANDLER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO CHARLENE F. HUBBARD, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 42-A of the Zone Lot Division of Lots 23 thru 27, 29 thru 43, 45, 46, and 48 on the Plan of Rachel's Square, Section 2, as of record in Plat Book 6250, Page 540, revoked, amended and reinstated under the name Colony Downs in Book 8030, Page 757, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ladeheau Richard Houston and wife, Charlene F. Houston by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Deed Book 8111, page 969, and filed for record on 05/18/1990, and further conveyed by Quitclaim deed to Charlene F. Chandler by Ladeheau Richard Houston, of record in Book 11616, page 263, and filed for record on 08/11/1999, Register's Office for said County. Charlene F. Chandler, also known as Charlene F. Houston, being the former wife of Ladeheau Richard Houston, acquired the property by Quitclaim Deed pursuant to satisfaction on a judgment in the Final Decree of Divorce entered by the Circuit Court for Davidson County, Tennessee, Docket No 90D-2680 and subject to the terms of that Final Decree.

This Deed corrects the erroneous derivation on the Quitclaim Deed of record in Book 11616, Page 263 that fails to mention the prior Deed, of Record in Book 8111, Page 969, Register's Office for said County and State.

Subject to all matters as set forth per Plat Book 6250, Page 540, and amended in Book 8030, Page 757, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6683, Page 576, Register's Office for said County.

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

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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 702 Rachel's Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Charlene F. Chandler

Charlene F. Chandler

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 Charlene F. Chandler, 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 on this the 18th day of December, 2006.

My Commission Expires:

Notary Public

Witness my hand at office this 18th day of December, 2006.

Commission expires:

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

Notary Public

File Number: 261100455

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122