File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/26/07 08:16 2 pgs
Fees:12.00 Taxes:0.00
20070426-0049607

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilltop Avenue Land Trust	Same	61-14998.00
(NAME)	(NAME)	
(ADDRESS) 3814 Hilltop Ave	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Maricca A. Mosley, unmarried

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hilltop Avenue Land Trust,

HEREINAFTER CALLED THE GRANTEE(S), Their/His/Her 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 13 on the plan of Baxter Heights, of record in Book 2083, page 94, Register's Office for Said County,

Said Lot No 13 fronts 133.28 feet on the southerly margin of Hilltop Avenue and extends back 152.98 feet on the Easterly line, which is a broken line, and 144.73 feet on the westerly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Maricca A. Mosley, unmarried by deed fromJames R. Garner and wife, Louise M. Garner, of record in Instrument Number, 20050727-0087282 Register's Office for said County.

Future sale of said property subject to open mortgages of record, which shall be paid in full upon sale of said property.

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 3814 Hilltop Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 25th day of April, 2007.

Maricca A. Mosley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Maricca A. Mosley, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of April, 2007.

Commission expires: 3-7-2011

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027