Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20090304-0018996

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Wauettia Utt, a widowed woman,** by these presents do hereby quitclaim and convey to **Mary Ann Utt,** her heir and assigns, forever, with all of our rights, title, and interest in and to the following described tract of land to wit:

Improved property known as **2306 Cloverdale Dr., Nashville, Tennessee 37214**.

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Merry Oaks, as of record in book 1835, pages 67 and 68, Register's Office for said County.

Said lot No. 223 fronts 100 feet on the northerly side of Cloverdale Road and runs back 218.2 feet on the easterly line and 205.6 feet on the westerly line, to a dead line, measuring 125 feet thereon.

Being the same property conveyed to William H. Utt and Wife, Wauettia Utt, by deed from Floyd C. Moore and wife, Eula D.H. Moore, of record in book 3949, page 584, in said Register's Office of Davidson County, Tennessee. Wauettia Utt is predeceased by her husband, William H. Utt on August 20, 2003, with death certificate recorded in Office of Vital Records, Metropolitan Government of Nashville & Davidson County, Tennessee.

Legal description taken from previous instrument. No new survey done.

This instrument is subject to any and all existing restrictions, easements and building setback lines of record.

GRANTOR, WAUETTIA UTT, RETAINS UNTO HERSELF A LIFE ESTATE IN AND TO SAID PROPERTY.

WITNESS my hand and seal on this 5th day of December 2008.

Wauetta Utt

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 **Wauetta Utt**, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December 2008.

Elizabeth G. Christmas
Notary Public

My commission expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Wauettia Utt
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 5th day of December 2008.

Elizabeth G. Christmas
Notary Public

My commission expires: 4/19/2009

ADDRESS OF NEW OWNERS:
Wauettia Utt & Mary Ann Utt
2306 Cloverdale Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

Map/Parcel:
Map 95-7/Par 84