QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20090035436 DEEDQC
Recvd: 05/29/09 12:00 2 pgs
Fees:12.00 Taxes:0.00
20090529-0049470

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 28TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELANA A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Blevins & wife, Catherine S. Blevins		075-11-0015.00
(NAME)	(NAME)	
644 Highland View Court	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert Duncan, unmarried HEREINAFTER CALLED THE GRANTORS, DO HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM UNTO Ronald E. Blevins and wife, Catherine S. Blevins, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of a reserved parcel situated at the southerly end of Highland View Court, as shown of the Plan of Highlands of Tulip Grove, Section 2, as shown of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee, and shown on a survey entitled "Division of reserve Parcel" prepared by John D. McCormick, Land Surveyor, more particularly described as follows:

Commencing at the point of intersection of the southwesterly margin of Highland View Court cul de sac with the southerly margin of Lot 16 as shown on the map of Highlands of Tulip Grove, Section 2, as shown of record in Plat Book 4675, Page 93, Register's Office of Davidson County, Tennessee; thence S 59 degrees 29 minutes, W 77 feet with said southerly margin of Lot 16; thence N 87 degrees 27 minutes 30 seconds E, 121.0 feet to a point; thence N 17 degrees 48 minutes E 8.1 feet to a point on the southerly margin of said cul de sac in a northwesterly direction 61.74 feet to the point of beginning.

Being part of the same property conveyed to Robert Duncan by Warranty Deed dated 02/24/2006 from Michael G. Weist and Melody J. Weist, Husband and wife filed of record in Instrument No. 20060421-0046089, Register's Office of Davidson County, Tennessee, and by Final Decree of Divorce as filed in the Fourth Circuit Court for Davidson County, Tennessee on May 27, 2009, Docket No. 09D-591 and same filed for record as Instrument No. 20090528-0048922, said Register's Office.

Robert Duncan, Robert E. Duncan and Robert Earl Duncan are one and the same person.

unimproved ☒
This is improved ☐ property, known as 657 Highland View Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. 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 hand this 28th day of May, 2009.

Robert Duncan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Robert Duncan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 28th day of May, 2009.

Commission expires: May 3, 2010

Delaina D. Thompson Notary Public

