BILL GARRETT, Davidson County
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Prepared By:

Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

THIS INSTRUMENT HAS BEEN PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITH NO TITLE EXAMINATION BEING PERFORMED, AND THE PARTIES HOLD AFFORDABLE CLOSINGS, LLC HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION HEREWITH.

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
Charles Edward Trotter **Patricia V. Trotter** **14053 Old Hickory Blvd.** **Antioch, TN 37013**	New Owner	**182-97**

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Charles Edward Trotter,** and does hereby transfer and convey unto the said **Charles Edward Trotter and wife, Patricia V. Trotter, as joints tenants with right of survivorship,** the Grantee(s) herein, his (successors), heirs and assigns, all their right title and interest in certain real estate in Davidson County, Tennessee as follows:

See attached exhibit "A"

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved (X) unimproved ( ) property, known as: **14053 Old Hickory Blvd. Antioch, TN 37013**

Whenever 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 18th day of December, 2009.

Charles Edward Trotter

Charles Edward Trotter

of land, to wit: Two tracts of land in Davidson County, Tennessee, described as follows:
I: A tract of land in the Fifth Civil District of Nashville, Davidson County, Tennessee,
ed on the south side of Old Hickory Boulevard approximately 1,315 feet more or less, north of
s Road, as shown on a survey dated September 14, 1973, by Ernest Medlin, Registered
yor, and being more particularly described as follows:

ning at a point on the south right-of-way of Old Hickory Boulevard at the northwest corner
3.85 acre tract fronting on Old Hickory Boulevard at the first curve north of Pettus Road;
e, leaving said south right-of-way of Old Hickory Boulevard, South 16 deg. 30' west, 619.5
to a point, a corner of a 10 acre tract located in the northwest quadrant of Old Hickory
vard and Pettus Road; thence, with a north line of said 10 acre tract, north 73 deg. 30'
215.0 feet to a point, the northwest corner of said 10 acre tract and the southwest corner
e herein described tract; thence, north 16 deg. 30' east, 600.0 feet to a point in the
right-of-way of Old Hickory Boulevard, the northwest corner of the herein described tract;
e, with said south right-of-way, south 78 deg. 42' east, 215.9 feet to the point of beginning

II: A tract of land in the Fifth Civil District of Nashville, Davidson County, Tennessee,
ed in the northwest quadrant of the intersection of Old Hickory Boulevard and Pettus Road,
own on a survey dated September 14, 1973, by Ernest Medlin, Registered Surveyor, and being
particularly described as follows:
ning at the point of intersection of the west right-of-way of Old Hickory Boulevard and the
right-of-way of Pettus Road; thence, south 81 deg. 21' west, 69.22 feet with the north
-of-way of Pettus Road to a point, the beginning of a curve to the left; thence, continuing
said north margin of Pettus Road and said curve 224.7 feet to a point, said curve having a
s of 434.26 feet; thence, leaving said north margin of Pettus Road, north 88 deg. 20' west,

287.26 feet to an iron pin; thence, north 65 deg. 02' west, 64.9 feet to an iron pin; thence, north 44 deg. 16' West, 122.7 feet to an iron pin; thence, north 16 deg. 30' East, 610.0 feet to a point, the southwest corner of a 3 acre tract fronting on Old Hickory Boulevard; thence, with rear of said 3 acre tract, south 73 deg. 30' East, 215.0 feet to a point, the southwest corner of said tract; thence south 16 deg. 30' West, 94.5 feet to a point, the southwest corner of a 3.85 acre tract fronting on Old Hickory Boulevard; thence, with the south line of said 3.85 acre tract, south 73 deg. 30' East 406.0 feet to a point in the west right-of-way of Old Hickory Boulevard; thence, south 5 deg. 59' West, 346.5 feet along said west right-of-way of Old Hickory Boulevard to the point of beginning.

Being the same property conveyed to Charles Edward Trotter and wife, Louise D. Trotter by deed from Roy D. Culbertson and wife, Sharon Ann Culbertson, of record in Book 4964, page 387, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UINSATISFACTORY WHEN RECEIVED

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 bargainor(s), **Charles Edward Trotter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 18th day of December , 2009.

MY COMMISSION EXPIRES MARCH 7, 2011

Sandra Pfieffer
Notary Public

My Commission Expires:_____

SANDRA PFIEFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of _____

The actual consideration or value whichever is greater, for this transfer is $0.00

_____
(Affiant)

_____
Notary

Commission Expires: _____