File No. 210030474

QUITCLAIM DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

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

Timothy Reeds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDQC
Recvd: 04/07/10 13:13 3 pgs
Fees:17.00 Taxes:0.00
20100407-0026140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myrtle Reeds	Same as new owner	02900035000
(NAME)	(NAME)	
6409 Alessio Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Myrtle A. Reeds, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO MYRTLE REEDS, AN UNMARRIED WOMAN AND TIMOTHY REEDS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, described according to a survey by John Kohn and Company, dated July 6, 1989, as follows:

Beginning at a point in the westerly margin of Alessio Road (as widened) being 167.5 feet southerly from the southeasterly corner of the Joe M. Baird and wife, Susie Mai Baird tract; thence North 88 degrees W 1,299.5 feet, more or less, to a point; thence South 2 degrees 264.5 feet to a point; thence South 88 degrees E 94.5 feet to a point; thence North 2 degrees E 104.5 feet to a point; thence South 88 degrees E 1,205.0 feet, more or less, to a point in the westerly margin of Alessio Road (as widened); thence with the westerly margin of Alessio Road 160.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Roger C. Reeds and wife, Myrtle A. Reeds, by Deed from Walter A. Keeler, Jr. and wife, Robbie R. Keeler, of record in Book 7925, Page 367, dated August 25, 1989 and filed for record on August 29, 1989, Register's Office for Davidson County, Tennessee. The said Roger C. Reeds having sine died leaving Myrtle A. Reeds sole ownership.

Myrtle A. Reeds and Myrtle Reeds being one in the same person.

Restrictions of record in Book 7925, Page 367, said Register's Office.

Right-of-Way Deed of record in Book 2856, Page 28, said Register's Office.

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 6409 Alessio Road, Joelton, TN 37080

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

Witness my/our hand(s) this 30th day of March, 2010.

Myrtle A. Reeds

Myrtle A. Reeds

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Myrtle A. Reeds, 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 30th day of March, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210030474

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

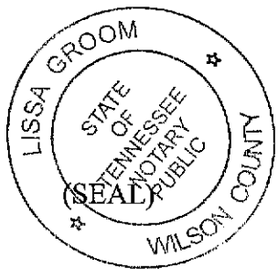
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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