THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
SEND TAX BILLS TO:
John Preston & Virginia Stephens
903 West Douglas Avenue
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans: T20110010198 DEEDQC
Recvd: 02/18/11 08:53 2 pgs
Fees: 12.00 Taxes: 0.00
20110218-0013736

MAP: 072130
GROUP:
PARCEL: 263.00

QUITCLAIM DEED

Being prepared based on information provided by the parties - no title search having been performed

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Mildred V. Preston, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Virginia Stephens and John Preston, Grantees, their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 224 on the Plan of Trevecca Subdivision of Renraw, as of record in Plat Book 421, Pages 72-73, Register's Office of said County. Said Lot No. 224 fronts 50 feet on the Northerly side of West Douglas Avenue and runs back 265 feet on the Westerly line and 265.7 feet on the Easterly line to an alley on which it measures 50 feet thereon.

Being the same property conveyed to Mildred V. Preston, unmarried by Deed from Alma Lee Neville, a widow, dated August 7, 1979 and being of record in Book 5479, Page 6, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 7th day of February, 2011.

Mildred V. Preston by Virginia Stephens Attorney in Fact
Mildred V. Preston by Virginia Stephens
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2011, before me personally appeared Virginia Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mildred V. Preston, and who acknowledged that she executed the same as the free act and deed of Mildred V. Preston.

Witness my hand, at office, this 7th day of February, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Virginia Stephens
Affiant

Sworn and subscribed before me, this the 7th day of February, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

