# QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Rudy Title & Escrow, LLC**
2012 21st Ave. South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marcia Ann Haines** (NAME) | **"New Owner"** (NAME) | 042-10-0-025.00 |
| **94 Rhine Dr.** (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Marcia Ann Haines and Laura L. Smith, as tenants in common** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Marcia Ann Haines, unmarried**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**Land in Davidson County, Tennessee, being a triangle shaped parcel of land identified as tax map 042-10-0-025.00 on the tax maps of the Tax Assessor for Davidson County, Tennessee, and as described in Deed Book 5139, Page 30, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Marcia Ann Haines and Laura L. Smith by Quitclaim Deed from Robert D. Erwin, unmarried of record in Book No. 11418, Page 728, Register's Office for Davidson County, Tennessee.**

***THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.***

This is
**(X) unimproved**
**( ) improved**
property known as 96 Rhine Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 19th day of **April, 2011.**

Marcia Ann Haines
**Marcia Ann Haines**

Laura L. Smith
**Laura L. Smith**

BILL GARRETT, Davidson County
Trans: T20110023479 DEEDQC
Recvd: 04/21/11 08:26 2 pgs
Fees: 12.00 Taxes: 0.00
20110421-0030675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marcia Ann Haines**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura L. Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Rudy Title & Escrow, LLC**
2012 21st Ave. South
Nashville, TN 37212