BILL GARRETT, Davidson County
Trans:T20110031454 DEEDQC
Recvd: 05/26/11 10:57 2 pgs
Fees:12.00 Taxes:0.00
20110526-0040397

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Peggy Clodfelter
7700 Saddle Ridge Ct
Nashville, TN 37221

Send Tax Bills To:
Same

Map and Parcel No.
Map 127
Parcel 233.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Keith Clodfelter and wife, Peggy Clodfelter**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Peggy Clodfelter** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Saddle Ridge, Section II, of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the eastern margin of Saddle Ridge Trace and following the margin of said Saddle Ridge Trace in a southerly direction, a distance of 149.78 feet to a point, said point being the beginning of a curve to the right with a radius of 25 feet, a distance of 35.99 feet to a point, said point being on the northern margin of Saddle Ridge Court in an easterly direction 80 feet to a point, continuing through said point along the margin of Saddle Ridge Court, a distance of 298.06 feet to a point, continuing through said point, a distance of 73 feet to a point; thence running along the match line, North 70° 34' 1" East, a distance of 180.86 feet to a point; thence continuing along said match line running South 74° 55' 4" East, a distance of 203.71 feet to a point, said point being the point of beginning.

Being the same property conveyed to **Keith Clodfelter and wife, Peggy Clodfelter** by Warranty Deed from **Willie K. Davis**, dated March 14, 1983, of record in Book 6022, Page 523, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; owner's certificate, certain minimum building setback lines, easements, utility anchor easements and certain notes and requirements to which plan reference is hereby made, as shown on plan of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

This is improved property known as **7700 Saddle Ridge Ct., Nashville, TN 37221**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 19th day of May, 2011.

Keith Clodfelter

Peggy Clodfelter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Keith Clodfelter and wife, Peggy Clodfelter**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
12/6/2014

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 19th day of May, 2011.

Notary Public

My Commission Expires:
12/6/2014

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY