QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/10/11 08:36 3 pgs
Fees:17.00 Taxes:0.00
20110610-0044433

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ann Pettus	Patricia Ann Pettus	16100018300
(NAME)	(NAME)	
15400 Old Hickory Blvd	15400 Old Hickory Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Allen W. Pettus and Patricia Ann Pettus**, hereinafter called the Grantor(s), has quitclaimed unto **Patricia Ann Pettus and Molly Joy Snell, joint tenants with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Rutherford** County, State of Tennessee, described as follows, to-wit:,

Being Lot No. 2 on the Final Plat, Pettus Property, as shown by plat of record in Instrument No. 20090527-0048500, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod in the North right-of-way of Old Hickory boulevard, said iron rod being the southwest corner of the property described hereon, and the Southeast corner of Barton Vale Subdivision (Plat Book 7900, Page 639); thence leaving said right-of-way, North 07 degrees 32 minutes 09 seconds West, a distance of 723.13 feet to an iron rod; thence North 85 degrees 06 minutes 43 seconds East, a distance of 424.66 feet to an iron rod; thence South 27 degrees 53 minutes 41 seconds East, a distance of 336.34 feet to an iron rod; thence South 69 degrees 46 minutes 27 seconds west, a distance of 129.56 feet to an iron road; thence South 24 degrees 46 minutes 10 seconds West, a distance of 70.71 feet to an iron rod; thence South 18 degrees 45 minutes 25 seconds East, a distance of 194.44 feet to an iron road in the North right-of-way of Old Hickory Boulevard; thence along said right-of-way South 67 degrees 36 minutes 19 seconds West, a distance of 112.14 feet to an iron rod; thence along said right-of-way South 67 degrees 39 minutes 41 seconds West, a distance of 314.95 feet to the point of beginning and containing 291,504 square feet for 6.692 acres of land more or less.

Being part of the same property conveyed to Allen W. Pettus and wife, Dorothy S. Pettus by Deed from Billie W. Grammer and wife, Ruth E. Grammer and filed for record in Book 3373, Page 265, Register's Office for Davison County, Tennessee. Dorothy S. Pettus having since died on December 18, 2008.

Also being part of the same property conveyed to Patricia Ann Pettus by Deed from Allen W. Pettus and wife, Dorothy S. Pettus as filed for record in Book 5201, page 59, Register's Office for Davidson County, Tennessee.

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 15400 Old Hickory Blvd, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 8th day of June, 2011.

Allen W. Pettus

Patricia Ann Pettus

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 **Allen W. Pettus and Patricia Ann Pettus**, 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 and Official seal this 8th day of June, 2011.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

File No.: cjacksonsale
SMG TN QuitClaim Deed

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

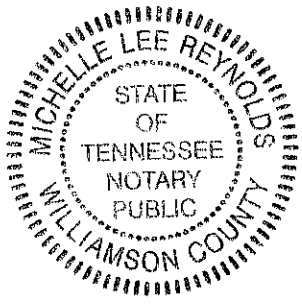
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011