QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110039650 DEEDQC
Recvd: 07/01/11 12:32 2 pgs
Fees:12.00 Taxes:0.00
20110701-0050623

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Banks		10505037500
(NAME)	(NAME)	
1025 Summit Avenue	Same as New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, we **Carolyn Y. Cortner, unmarried**, hereinafter called the Grantor(s), have quitclaimed unto **Richard L. Banks**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being the westerly 41 feet of Lot No. 1 on the Map of Jones & Dudley's Additions, a plan of which is of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 41 feet on the South side of Summit Avenue and extends back between parallel lines, and with the easterly side of Eleventh Avenue South, 151 feet to an alley.

Being the same property conveyed to Richard L. Banks and wife, Celester C. Banks by Deed from Teresa A. Oten, Executrix for the Estate of Buist Thompson a/k/a Buist Thompson Reardon, Deceased, dated 09/05/1995 and filed for record on 09/12/1995 in Book 9792, Page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Banks and wife, Celester C. Banks and daughter, Carolyn Y. Cornter, Unmarried by Deed from Richard L. Banks and wife, Celester C. Banks, dated 11/15/2005 and filed for record on 11/30/2005 in Instrument No. 20051130-0143796, Register's Office for Davidson County, Tennessee. The said Celester C. Banks having since died, leaving Richard L. Banks, the sole surviving tenant by the entirety.

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.

File No.: 01288-2564
SMG TN QuitClaim Deed

unimproved ☐

This is improved ☑ property, known as 1025 Summit Avenue, Nashville, TN 37203

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

Witness our hands this 17th day of ~~July~~ June, 2011.

Carolyn Y. Cortner

Carolyn Y. Cortner

State of Tennessee
County of Sumner

Personally appeared before me Carolyn Y. Cortner, unmarried, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2011.

Brenda Huntsman

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075