BILL GARRETT, Davidson County
Trans:T20120001754 DEEDQC
Recvd: 01/09/12 10:30 2 pgs
Fees:12.00 Taxes:0.00
20120109-0002035

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115
With information furnished by Parties hereto and without the Benefit of a title search or Examination

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Name and Address of New Owner:
Teresa Catalan
741 Florence Circle
Madison, TN 37115

Map and Parcel Nos.:
052060071.00

SEND TAX BILLS TO:
Same as New Owner

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, CANDY CATALAN,** do hereby quitclaim and convey unto **TERESA CATALAN, HER** successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in the Davidson County, Tennessee, being the southerly 57.5 feet front and 30.1 feet rear of Lot No. 58 and the northerly 79.65 feet front of Lot No. 59 on the Map of Madison Heights Subdivision, Section No. 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Being on the easterly margin of Florence Avenue at a point 42.5 feet south of the corner of Lots Nos. 57 and 58, the southwest corner of the property conveyed to Bill Bryan by deed from Mabel Graves Jensen of record in Book 2649, Page 201, said Register's Office; thence with the said Bryan's southeasterly line, northeastwardly 475.8 feet, more or less, to the westerly line of Lot No. 71; thence with the westerly line of Lots Nos. 71 and 70, southwardly 90.7 feet to the corner of Lots Nos. 59 and 60, the northeast corner of the property conveyed to Bettie Klotz Harter by deed from Mabel Graves Jensen of record in Book 2794, Page 593, said Register's Office; thence with the said Harter's northwesterly line, southwestwardly 442.8 feet, more or less, to the easterly margin of Florence Avenue; thence with said Avenue, northwestwardly 137.15 feet to the beginning.

Being the same property conveyed to Candy Catalan by Quitclaim Deed from Jesus Catalan and wife, Anastasia Catalan, which deed is dated March 27, 2007 and recorded April 5, 2007 as Instrument No. 20070405-0041135 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 741 Florence Circle Madison, Tennessee 37115

THIS CONVEYANCE IS MADE SUBJECT TO ANY LIENS, ENCUMBRANCES, ETC. THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO ANY UNPAID PROPERTY TAXES AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MADISON HEIGHTS SUBDIVISION, SECTION 1 OF RECORD IN BOOK 1424, PAGE 6, SAID REGISTER'S OFFICE OR ELSEWHERE OF RECORD IN SAID REGISTER'S OFFICE.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6 day of JANUARY, 2012.

Candy Catalan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Madison, Tennessee, the 6th day of January, 2012.

My commission expires:
3/3/2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me,
this the 6th day of January, 2012.

Notary Public

My Commission expires: 3/3/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY