QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

BILL GARRETT, Davidson County
Trans:T20120039877 DEEDQC
Recvd: 05/31/12 11:12 3 pgs
Fees:17.00 Taxes:0.00

20120531-0047175

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Marie Heughan	Kathryn Marie Heughan	11000008001
(NAME)	(NAME)	
4226 Andrew Jackson Parkway	4226 Andrew Jackson Parkway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **Betty Louise Marlin**, hereinafter called the Grantor(s), has quitclaimed unto **Kathryn Marie Heughan**, hereinafter called the Grantee (s), her heirs and/or assigns, a certain tract or parcel of land in ~~Wilson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:,

A certain tract or parcel of land in the 4th, formerly the 16th Civil District, Davidson County, Tennessee, and more particularly described as follows: Beginning at the mouth of Benjamin Castleman's Lane running thence with a road south 1 3/4 degrees west 110 poles and 14 links to a stake, Ann Castleman's northeast corner and in the west boundary line of Tract No. 2 as described in a deed from Tom W. Pointer, Trustee, to John S. Jenkins and wife, of record in Book 1023, Page 542, Register's Office for said county, thence with Castleman's north line, north 88 1/4 degrees west 81 poles and 11 1/2 links, more or less, to the southeast corner of a 15 acre tract conveyed to J.W. Henry and wife, by deed of record in Book 452, Page 11, said Register's Office; thence with Henry's east line north 51.5 poles more or less to said Henry's northeast corner and to F.L. Martin's south line; thence with Martin's south line, north 88 degrees east 54.7 poles more or less to Martin's southeast corner; thence with Martin's east line, north 6 degrees east 53 poles to a stake; said F.L. Martin's northeast corner and in Mack Dodson's south line; thence with Dodson's south line north 88 3/4 degrees east 24 poles 16 1/2 links to the beginning.

Less and except those certain out conveyances of record in Book 2805, Page 493, Book 3812, Page 29, Book 4253, Page 976, Book 4261, Page 956, Book 3498, Page 361 and Book 5585, Page 310 and Book 3825, Page 579,

Being part of the same property conveyed to Floyd R. Marlin by Deed from Horace Eakes and wife, Gladys Virginia Eakes, dated 08/10/1946 and filed for record on 08/12/1946 in Book 1414, Page 95, Register's Office for Davidson County, Tennessee. The said Floyd R. Marlin died intestate on November 19, 1979 leaving Katherine Marlin, Kathryn Marie Heughan and Betty Louise Marlin, his sole heirs at law as evidenced in Affidavit of Heirship in Instrument No. 20120531-0047173, Register's Office for Davidson County, Tennessee. The said Katherine Marlin died intestate on December 4, 1994 leaving Kathryn Marie Heughan and Betty Louise Marlin, her sole heirs at law as evidenced in Affidavit of Heirship filed in Instrument No. 20120531-0047174,

Register's Office of Davidson County, Tennessee.

Deed of General Warranty and Flowage Easement of record in Book 3825, Page 579, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 4759 Alvin Sperry Road, Mount Juliet, TN 37122

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

Witness my hand this 23 day of May, 2012

Betty Louise Marlin
Betty Louise Marlin

State of Tennessee
County of Wilson

Personally appeared before me Betty Louise Marlin, 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 23 day of May, 2012.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122