File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/19/12 08:26 2 pgs
Fees:12.00 Taxes:0.00
20120719-0063386

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-8-15

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Husband	Same	061 07 296.00
(NAME)	(NAME)	
1118 Kenwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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,

Jacqueline Ann Husband, widow

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann Husband, widow,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND 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 Lot Nos. 10, 11 and the westerly half of Lot No. 12 of Block "B" on the plan of Jackson Park, Section No. 1, as of record in Plat Book 843, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 60 feet on the south side of Kenwood Drive and runs back between lines 177 feet on the east line, 173 feet on the west line to a dead line in the rear on which it measures 60 feet 5 inches.
Said Lot No. 11 and the westerly part of Lot No. 12 front together 105 feet 3 inches on the southerly side of Kenwood Drive and run back 238 feet on the westerly line and 191 feet 8 inches, more or less, on the easterly line to a dead line measuring 90 feet thereon.

Being the same property conveyed to JACK TILLMAN AND WIFE, MARY S. TILLMAN, by deeds from 1678, page 301, and Book 1644, page 391, said Register's Office. The said Jack Tillman and Mary S. Tillman having since died with Mary S. Tillman predeceasing Jack Tillman. The said Jack Tillman having devised Lot 10 to Jacqueline T. Husband and a life estate in Lot 11 and the westelry half of Lot No. 12 to Dorothy Neil Dodd Tillman by his Last Will and Testament of record in Will Book 155, page 717, Probate Court for Davidson County, Tennessee. Then being further conveyed to JACQUELINE T. HUSBAND, by Quitclaim from DOROTHY NEIL DODD TILLMAN, of record in Book 10596, page 537, dated August 27, 1997, said Register's Office. Then being further conveyed to CHARLES P. HUSBAND AND WIFE, JACQUELINE T. HUSBAND, by Quitclaim Deed from JACQUELINE T. HUSBAND, of record in Book 10596, page 540, dated September 4, 1997, said Register's Office. Then being further conveyed to CHARLES P. HUSBAND, JACQUELINE T. HUSBAND, SHERYL H. WHITBEY, JAMES LEE WHITBEY AND JAMES A. WHITBEY, of record as Instrument No. 20061114-0141225, dated September 8, 2006, said Register's Office. Then being further conveyed to ANN HUSBAND, by Quitclaim Deed from ANN HUSBAND, SHERYL WHITBEY, JAMES A. WHITBEY AND JAMES LEE WHITBEY, of record as Instrument No. 20100322-0021110, dated March 22, 2010, said Register's Office. The said Charles P. husband having since died.

Ann Husband and Jacqueline Ann Husband, being on in the same person.

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 1118 Kenwood Drive Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hands this 13 th day of July, 2012

Ann Husband

Jacqueline Ann Husband

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 Ann Husband and Jacqueline Ann Husband, being on in the same person 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 at office this 13 day of July, 2012

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 3-3-2015

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027