BILL GARRETT, Davidson County
Trans:T20120063208 DEEDQC
Recvd: 08/23/12 13:43 2 pgs
Fees:17.00 Taxes:0.00
20120823-0076005

# QUITCLAIM DEED

State of Florida }
County of Sarasota)

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Sharon W. Maddux
Affiant

Sworn to and subscribed before me this 9 day of August, 2012.

Deborah A Sears
NOTARY PUBLIC

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

My Commission expires 11/14/12.

This instrument prepared by:

**Robert F. Spann, Attorney**
1312 Sixth Avenue, North
Nashville, TN 37208

| ADDRESS-NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| Sharon W. Maddux | Same | 05916013400 |
| 1024 Deer Run | | |
| Venice, FL 34293 | | |

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating an Estate in Fee Simple, I, **Sharon W. Maddux** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

Land in 12th Civil District of Davidson County, Tennessee, being Lot No. 67 on an unrecorded Subdivision called "Hickory Heights", developed by American Realty and Insurance Company, and described according to a survey made by Z. J. Wilkinson, Surveyor, dated May 22, 1948, as follows:

Said Lot No. 67 fronts 50 feet on the west boundary of Avalon Drive, and runs back between parallel lines, 165.46 feet, more or less on the northerly line and 162.64 feet, more or less on the southerly line, to a dead line in the rear.

Being a part of the same property conveyed to M. H. Webb by deed from J. C. Griffin and W. H. Tadlock, of record in Book 3072, page 423, Register's Office for Davidson County, Tennessee.

The above description was generated from the draftsman's inspection of prior deeds, tax maps, and unrecorded plats, and no warranty is made regarding the accuracy and area of said legal description

And being a part of the same property devised to Idanelle Webb from M. H. Webb, of record in Will Book 177, page 206, Probate Clerk's Office for Davidson County, Tennessee, the said Idanelle Webb having since died and devised said property to Sharon W. Maddux by will of record as Docket No. 12P-732, Probate Clerk's Office for Davidson County, Tennessee, said will also being of record in Instrument No. 20120518-0043219, Register's Office for Davidson County, Tennessee.

This is property known as 50 Avalon Drive, Nashville, TN 37207.

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Sharon W. Maddux**, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand, this 8 day of August, 2012.

Sharon W. Maddux
**SHARON W. MADDUX**

**ROBERT F. SPANN**, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

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

**WITNESS** my hand and official seal this 8 day of August, 2012.

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

Deborah A Sears
NOTARY PUBLIC

My Commission Expires:

11/14/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal this 8 day of August, 2012.

Maxine A. Sims
NOTARY PUBLIC

My Commission Expires:

7/7/2014

MAXINE A. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.