Davidson County DEEDQC
Recvd: 09/07/12 07:17 2 pgs
Fees:12.00 Taxes:0.00
20120907-0080972

File No.

QUITCLAIM DEED

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 31 day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(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
Roman R Reese	Same	01400017800
(NAME)	(NAME)	
7531 Bidwell Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, WE,

ROMAN REX REESE, A ONE-HALF UNDIVIDED INTEREST
ROMAN REX REESE AND WIFE, JANICE C. REESE, A ONE-HALF UNDIVIDED INTEREST

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

Roman Rex Reese,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point in the westerly margin of Bidwell Road, said point being the southeast corner of the property conveyed to James W. Fitzgerald by deed of record in Book 5337, Page 782, Register's Office for Davidson County, Tennessee; thence with James W. Fitzgerald's southerly line, south 69° 32' 55" west 378.15 feet to a point; thence north 72° 20' 15" west 275.98 feet, more or less, to a point; thence south 37° 45' 49" west 918.44 feet, more or less, to a point; thence south 86° 41' 57" east 780.83 feet to a point; thence north 8° 48' 11" east 651.61 feet, more or less, to a point; thence north 74° 35' 33" east 380.61 feet, more or less to a point in the westerly right-of-way of Bidwell Road; thence with the westerly right-of-way of Bidwell Road 99.78 feet, more or less, to the point of beginning, being 10.01 acres, more or less.

Being the same property conveyed to ROMAN REX REESE AND WIFE, ANN L. REESE by installment deed from C. W. FITZGERALD AND WIFE, LAURA M. FITZGERALD of record in Book 6363, Page 888, dated August 20, 1984, said Register's Office. ROMAN REX REESE AND WIFE, ANN L. REESE have since conveyed a one-half undivided interest in said property to WENDELL H. WOODROOF by deed of record in Book 7641, Page 625, dated November 14, 1985, said Register's Office. ROMAN REX REESE AND WIFE, ANN L. REESE have conveyed their interest in said property to DICK CLARK, TRUSTEE who in turn conveyed to ROMAN REX REESE by quitclaim deed of record in Book 7462, Page 735, dated September 15, 1986, said Register's Office. ROMAN REX REESE and ANN L. REESE have subsequently been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 86D2829. WENDELL H. WOODROOF has conveyed his one-half undivided interest in said property to ROMAN REX REESE AND WIFE, JANICE C. REESE by quitclaim deed of record in Book 10344, Page 83, dated January 30, 1997, said Register's Office.

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 7531 Bidwell Road Joelton TN 37080
(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 OUR hands this 31 th day of Aug, 2012

ROMAN REX REESE

JANICE C. REESE

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 Roman Rex Reese and Janice C Reese 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 31 day of Aug, 2012

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires: 3.3.15

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