41 - Names To Be fixed

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Stephen D. Collins
8161 Duffield Road
Pegram, TN 37143

BILL GARRETT, Davidson County
Trans:T20130014293 DEEDQC
Recvd: 02/20/13 14:58 4 pgs
Fees:22.00 Taxes:0.00
20130220-0017085

NAME AND ADDRESS OF NEW OWNERS:

Stephen D. (Collins's) and (wife) Christy Brown Collins
8161 Duffield Road
Pegram, TN 37143

SEND TAX BILLS TO:

Stephen D. and Christy Brown Collins
8161 Duffield Road
Pegram, TN 37143

MAP/PARCEL:

Tax Map 113 000 Parcel 04100

(COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Stephen D. Collins, (hereinafter known as "Grantor") does hereby quitclaim to Stephen D. (Collins's) and Christy (wife) Brown Collins, all interest they may possess in the following parcels of property located in Davidson County, Tennessee, being more particularly described as follows:

See exhibit "A" attached, AND SEE EXHIBIT "B" ATTACHED.

1. Being the same property conveyed to Stephen D. Collins by Instrument No. SEE EXHIBIT "B" ATTACHED, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property located south of Old Charlotte on Duffield Road, Pegram, TN.

IN WITNESS WHEREOF, THE GRANTOR has caused this instrument to be executed this 20th day of February, 2013.

Stephen D. Collins Stephen D. Collins

Christy Brown Collins

STATE OF TENNESSEE) COUNTY OF DAVIDSON) Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Stephen D. Collins, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the grantor of the property and, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 20th of ~~August, 2011~~ February, 2013.

Public My Commission Expires: 1-11-17 Notary

GENEA M. CRIPPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF Feb 20 13
Deputy Register

Exhibit A

0502209

IDENTIFICATION REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

98 OCT 21 AM 11:06

REGISTER
DAVIDSON COUNTY, TN

BOOK 11164 PAGE 254

Address New Owner	Send Tax Bills To	Map-Parcel No.
James Nicholas Etheridge and William Eugene Etheridge 66 Valeria Street Nashville, TN. 37211	Same	Map 113 Par 4100

QUIT-CLAIM DEED

FOR AND IN consideration of love and affection, I

JAMES NICHOLAS ETHERIDGE, ADMINISTRATOR

do hereby quitclaim and transfer and convey all right, title and interest unto **James Nicholas Etheridge and William Eugene Etheridge, as tenants in common, each owning a like interest.** the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

BEGINNING at an iron stake at the Southwest corner, running East with the A. L. Jeannette line, 400 feet to a Red Oak at Ridge Road, thence North 412 feet to an Iron stake, thence West 390 feet to an iron stake, South 412 feet to the beginning.

Being the same proeperty conveyed to Hazel Etheridge of record in Book 2392, page 577, Register's Office, and by record in Probate Court of Nashville, Davidson County, Tennessee, Docket No. 98P-469.

Current Source of Title
#20021126-0146564

WITNESS this 21 day of October, 1998.

James Nicholas Etheridge

James Nicholas Etheridge, Administrator
of Estate of Ida Hazel Etheridge

EXHIBIT B

Davidson County DEEDUMER
Recvd: 11/26/02 13:01 Jaga
[redacted]
20021126-0146564

This document prepared by (and after recording return to):
Name: Stephen D. Collins
Firm/Company:
Address: 251 Eisenhower Dr.
Address 2: Nashville, TN. 37211
City, State, Zip:
Phone:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 2002
Notary Public

Above [illegible] (If applicable)

WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James Nicholas Etheridge and William Eugene Etheridge, an individual, ☑ married ☐ unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Stephen D. Collins, ☑ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by Quit-Claim deed recorded in the office of the Register of Deeds in Book 11164, at page 254, of Davidson County, Tennessee.

Taxes for tax year 2002 (216.96 prorated) shall be ☑ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

*ADMINISTRATOR

04100