Quitclaim Deed

Lois Holland, an individual with an address of 501 E Angela Cir, Goodlettsville, TN 37072 U.S.A. , in consideration of $25,000.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to Brenda I Watson, an individual with an address of 837 Walnut Street, Madison, TN 37115 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property Address: 837 Walnut Street

Madison, TN

37115 U.S.A.

Legal Description: LOT 13 BL J POWER&ROTH SUB OF MADISON PK 060X200

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

The interest being released by the Grantor, if any, was acquired by:

One-half interest in property inherited jointly with Brenda Watson from death of mother, Marguree Adcock in July,2011

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on February 20, 2013.

Signed, sealed and delivered in the presence of:

WITNESS

x

GRANTOR

Lois Holland (Seal)

Lois Holland

WITNESS

x

BILL GARRETT, Davidson County
Trans:T20130017152 DEEDQC
Recvd: 03/01/13 11:11 4 pgs
Fees:23.00 Taxes:92.50
20130301-0020747

STATE OF Tennessee

COUNTY OF Davidson

In Davidson Co., on the 20th day of February, 2013, before me, a Notary Public in and for the above state and county, personally appeared Lois Holland, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that she executed said instrument for the purposes therein contained as her free and voluntary act and deed.

Theresa C. Richardson

NOTARY PUBLIC

My Commission Expires: MAY 05, 2015

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

source of title: Deed # 20120224-0016224
map/parcel # 052-050-043.00

(SEAL)

This Quitclaim Deed was prepared by: Lois A. Holland

Goodlettsville, TN. 37072

The street address of the property being conveyed is: 837 Walnut St.

Madison, TN. 37115

Send future tax bills to: Brenda I. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $25,000.00.

Lois A Holland
Affiant

Subscribed and sworn to before me, this the 20th day of February 2013.

Theresa C Richardson
Notary

My Commission Expires:
MAY 05, 2015



After recording, send tax bills to:
Brenda I. Watson,
837 Walnut St.,
Madison, Tn. 37115

[redacted]

WebP

Card 1 of 1

Location 837 WALNUT ST MADISON **Parcel ID** 052 05 0 043.00

Current Property Mailing Address

Owner HOLLAND, LOIS & WATSON, BRENDA
Address 501 E ANGELA CIR
City GOODLETTSVILLE
State TN
Zip 37072
Tax District GSD

Current Property Sales Information

Sale Date 1/31/2012 Show Sales History
Sale Price 0
Legal Reference 20120224-0016224
Zone 6

Current Property Appraisal

Fiscal Year 2012
Land Area 0.28 A
Building Value 69,900
Land Value 20,000
Total Value 89,900

Narrative Description

This property contains 0.28 A of land mainly classified for assessment purposes* as RES with a(n) SINGLE FAM style building, built about 1950 , having BRICK exterior and ASPHALT roof cover, with 1 unit(s), 5 total room(s), 3 total bedroom(s), 1 total bath(s), 0 total half bath(s). *The classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.

Legal Description

LOT 13 BL J POWER&ROTH SUB OF MADISON PK