BILL GARRETT, Davidson County
Trans: T20130054205 DEEDQC
Recvd: 06/26/13 12:03 2 pgs
Fees: 12.00 Taxes: 0.00



20130626-0065703

State of Tennessee |
County of Davidson |

Address New Owner:
Betty J. Cason
544 Phipps Drive
Nashville, Tennessee 37218

Send Tax Bill To:
Same

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Betty J. Cason and Robert J. Cason, wife and husband, as joint tenants with rights of survivorship,** hereinafter called the "GRANTOR(S)", and **Betty J. Cason**, widower, hereinafter called the "GRANTEE(S)",

WITNESSETH:

WHEREAS Betty J. Cason and Robert J. Cason, owned the property described herein as husband and wife continuously until the date of the husband's death, and,

WHEREAS Robert J. Cason is now deceased, having passed away on November 6, 2012, as recorded by the Davidson County Office of Vital Records for the State of Tennessee, and,

WHEREAS Betty J. Cason, now owns said property as the sole surviving Grantee, and wishes to have the property titled solely in her legal name,

THAT FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, by the GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S), does hereby bargain, sell, remise, quit claim and convey unto the GRANTEE(S), certain real estate in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Royal Hills, Section 1, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Betty J. Cason and Robert J. Cason by Deed from Betty J. Cason f/k/a Betty Jean Thomas, dated May 19, 2005, and recorded on June 1, 2005, as Instrument Number 20050601-0061611.

Property Address: 544 Phipps Drive, Nashville, Tennessee 37218
Tax ID/Parcel No.: 058 11 0 081.00

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared without title search, from information provided by the parties, and therefore the preparer makes no certification as to the validity of the title thereto.

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.

IN WITNESS WHEREOF, I have executed this instrument this 15 day of June, 2013.

Betty J. Cason

Betty J. Cason (Grantor)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this JUNE 15, 2013, before me, a Notary Public, personally appeared Betty J. Cason, personally known to me (or proved to me on the basis of satisfactory evidence), to be the Betty J. Cason, who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

NOTARY PUBLIC – TENNESSEE
My Commission Expires: 11/4/2013
DAVIDSON County

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $10.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Betty J Cason
Affiant

Sworn to and subscribed before me this 15TH day of JUNE, 2013.

NOTARY PUBLIC –
My Commission Expires: 11/4/2013
DAVIDSON County

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

Record and Return to:
Blue Streak Docs LLC
404 S. MLK Jr Ave
Clearwater, FL 33756

201304-320

This instrument was prepared by:
Laurie J. Hadwyn-Janes, Attorney-at-Law
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