File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/05/13 15:18 2 pgs
Fees:12.00 Taxes:0.00
20130905-0094018

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 3 day of September, 2013.

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
PEGGY F. KING	Same	181 00 0 003.00
(NAME) 6567 Nolensville Pike	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(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, ,

PEGGY F. KING, a Widow

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

PEGGY F. KING, an unmarried woman,

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

A tract or parcel of land lying wholly within the Fifth Civil District and Sixth Civil District of Davidson County, Tennessee, being described according to a survey made by R. L. Montoya, Land Surveying, dated December 11, 1976, as follows:

Beginning at an iron pin in the west margin of U. S. 31A, said point being the northeast corner of the herein described property; thence leaving said U. S. 31A, South 63° West 304 feet to a point; thence South 2° 30' East 112 feet to a point; thence South 8° 15' East 127 feet to a point; thence South 55° East 174 feet to a point; thence South 83° 30' East 116 feet to a point; thence northeasterly 277 feet to a point in the westerly nargin of U. S. 31A; thence running with said margin North 35° West 70 feet to a point; thence North 31° 30' West 200.00 feet to the point of beginning.

Being the same property conveyed to ALBERT A. KING AND WIFE, PEGGY F. KING, by deed from FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF TENNESSEE, of record in Book 6230, page 937, dated February 9, 1984, said Register's Office.

Albert Alvin King having predeceased his wife on May 18, 2005, leaving her sole owner by operation of law.

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 6567 Nolensville Pike Brentwood TN 37027
(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 My hands this 3 th day of September, 2013.

PEGGY F. KING Peggy F. King

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 PEGGY F. KING 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 3rd day of Sept., 2013

ROBERT D. McCARTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: My Commission Expires JAN. 6, 2014

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.

Witness my hand and official seal on 9-3-13

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