THIS INSTRUMENT PREPARED BY:
Rob Rutherford, Attorney
1312 Sixth Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
William Curtis, Jr.	SAME	39-71
5020 Clarksville Hwy.	SAME	
Whites Creek, TN 37189	SAME	

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ -0-.

Trina Kirkham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 29 day of Nov, 2013.

NOTARY PUBLIC

My commission expires: 7/7/2014

BILL GARRETT, Davidson County
Trans:T20140003306 DEEDQC
Recvd: 01/15/14 12:09 2 pgs
Fees:12.00 Taxes:0.00
20140115-0004120

KNOW ALL MEN BY THESE PRESENTS:

For love and affection and no monetary consideration, I, Trina Jo Kirkham, have this day bargained and sold and by these presents do hereby transfer and convey all of our right, title, interest, claim, or lien to William Curtis, Jr. certain real property or parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as follows:

LAND lying in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by George W. Watkins, Surveyor, September 10, 1952, as follows:

BEGINNING on the northeasterly margin of the Clarksville Highway or State Highway No.112 at a point 16 feet South of the southwest corner of the property conveyed to F. T. Meadows and wife by deed from Howard B. Moore and wife, of record in Book 2141, page 571, Register's Office for Davidson County, Tennessee, said point being the southeast intersection of said Highway and a 16-foo roadway called Moore's Road; thence with the northeasterly margin of said Highway, South 37 ° East 175 feet to an iron pin in the center of a ditch; thence with the center of said ditch, North 55 ° 45' East 375 feet, more or less, to a stake; thence North 32 ° 15' East 66 feet to an iron pin in the center of said ditch; thence North 37 ° 45' West 107 Feet to an iron pin on the southerly margin of said Moore's Road; thence with said Road, South 59 ° 30' West 435.5 feet to the beginning, containing 1.2 acres, more or less.

Being the same property conveyed to Stanley Walker and William Curtis, by deed of record in Book 9621, pgs. 754 through 758, Register's Office of Davidson County, Tennessee.

Being the same one-half interest conveyed to Talitha Walker, aka Tillie Walker from Stanley Walker, Stanley Walker having died and his one-half interest in this property conveyed by approval of and under the authority of the Davidson County Probate Court, Case No. 95P1986. The said Talitha Walker, aka Tillie Walker having since died intestate and her one-half interest in the property passed equally to her eight (8) children as heirs-at-law under the authority of the Davidson County Probate Court, Case No. 12P632. Trina Jo Kirkham being an heir-at-law of Talitha Walker, aka Tillie Walker.

This is improved property known as **5004 Clarksville Highway, Whites Creek, Tennessee**

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.

IN WITNESS WHEREOF, I HAVE SET MY HAND this 29 day of Nov, 2013

Trina Kirkham
Trina Jo Kirkham

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, Trina Jo Kirkham, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 29 day of Nov., 2013

NOTARY PUBLIC

Commission Expires: 7/7/2014

MAXINE O. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

