Davidson County DEEDQC
Recvd: 02/24/14 10:55 4 pgs
Fees:22.00 Taxes:0.00
20140224-0015457

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

201311-284

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joyce Ann Hall, the widow of Alfred L. Hall,** Alfred L. Hall, died on April 6, 2013, as shown by the Certificate of Death attached hereto, for Ten Dollars ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Joyce Ann Hall, an unmarried woman**, whose address is 114 Sarver Avenue, Madison, Tennessee 37115, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot B on the Revised and Corrected Map of W. F. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said county, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated May 18, 1959, as follows: Beginning at a point in the South margin of Sarver Avenue, formerly Madison Avenue, 240 feet East of the East margin of Pierce Avenue, as established by Decree of record in Minute Book 54, Page 554 of the Third Circuit Court; thence with the margin of Sarver Avenue, Easterly 60 feet to a point; thence Southerly 200 feet to a point; thence Westerly 60 feet to a point; thence Northerly 200 feet to the point of beginning.

Be the same more or less, but subject to all legal highways.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 043-01-0-119.00

Street address of property: 114 Sarver Avenue, Madison, Tennessee 37115

Prior Instrument Reference by which Grantor(s) acquired title: Book 6659, Page 152 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Joyce Ann Hall, 114 Sarver Avenue, Madison, Tennessee 37115

Signed this 17 day of FEBRUARY, 2014.

Signatures of Grantor(s):

Joyce Ann Hall

Joyce Ann Hall

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 17 day of FEBRUARY, 2014 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joyce Ann Hall, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal and the day and year last aforesaid.

Notary Public

COMMISSION EXPIRES 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 114 Sarver Avenue, Madison, Tennessee 37115
Tax Parcel: 043-01-0-119.00

Oath of Consideration

I or we, Joyce A. Hall, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 17 day of FEBRUARY, 2014.

Signatures of Affiant(s):

Joyce Ann Hall

Sworn and subscribed before me this 17 day of FEB, 2014

Notary Public
COMMISSION EXPIRES 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to: FNC Title Services, LLC, 401 N. Washington St., #525 Rockville, MD 20850

Order No: 201311-286

True Copy Certification

I, MELINDA ELLISON, 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.

Melinda Ellison
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, JOHN MCGLOTHLIN, a notary public for this county and state, MELINDA ELLISON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/31/2015
Notary' Seal (if on paper)

JOHN McGLOTHLIN
NOTARY PUBLIC
MY COMMISSION EXPIRES 7/31/2015
MONTGOMERY COUNTY, MD