BILL GARRETT, Davidson County
Trans:T20140030185 DEEDQC
Recvd: 05/02/14 10:21 3 pgs
Fees:18.00 Taxes:74.00
20140502-0037221

Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ronald A. Young 7841 Old Charlotte Pike Nashville, TN 37209	no change from current addressee	Map 113 Parcel 152.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

X Anita K. Young
Affiant

JANET L. SORY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 18th day of April, 2014.

Janet L Sory
Notary Public
My Commission Expires: January 9, 2016

MY COMMISSION EXPIRES:
January 9, 2016

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anita K. Young**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ronald A. Young**, the GRANTEE herein, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Harry Greer and Associates, Tennessee Registered Land Surveyor No. 211, File 242, dated April 17, 1978, as follows: BEGINNING at a point in the south margin of Old Charlotte Pike, being the northwest comer of the Wakefield property, and proceeding as follows: leaving said road South 02 deg. 22' West 314.87 feet to a point; thence 73 deg. 02' East, 107.56 feet to point; thence, North 72 deg. 53' East 250.52 feet to a point; thence North 72 deg. 56' East 125.0 feet to a point; thence South 02 deg, 34' West 821.80 feet to a point;

thence North 85 deg. 23' East, 1193.72 feet to a point; thence North 02 deg. 49' East 613.75 feet to a point in said margin of Old Charlotte Pike; thence with said road, North 72 deg. 24' East, 65.0 feet; thence North 66 deg. 49' East, 171.36 feet to a point; thence North 69 deg. 12' East 257.62 feet; thence North 69 deg. 43' East, 305.40 feet to the beginning.

Being the same property conveyed by Deed dated November 14, 2002 from Thomas Wayne Hess and Patricia F. Hess to Ronald A. Young and Anita K. Young and of record as Instrument No. 20021120-0143792, Register's Office for Davidson County, Tennessee.

This is improved property known as 7841 Old Charlotte Pike, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This transfer is made in furtherance of that certain Marital Dissolution Agreement dated December 21, 2011 by and between GRANTOR and GRANTEE (the "Marital Dissolution Agreement"). Pursuant to the terms of the Marital Dissolution Agreement, GRANTOR and GRANTEE had originally agreed to sell the herein described property to a third party and split the proceeds from such sale. Despite their best efforts, GRANTOR and GRANTEE have been unable to enter into a sale transaction for a sufficient consideration that is satisfactory to both parties. Thus, by and through this Quitclaim Deed, GRANTOR has agreed to quitclaim, transfer and convey her interest in the property described herein to the GRANTEE in consideration for $20,000.00 and the Marital Dissolution Agreement is hereby amended accordingly.

Witness the execution of this instrument as of this 18th day of April, 2014.

GRANTOR:

Anita K. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anita K. Young, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 18th day of April, 2014.

Janet L Sory
Notary Public

My Commission Expires: January 9, 2016

JANET L. SORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. The preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from the information furnished to preparer and preparer makes no warranties as to the accuracy of the information furnished.