BILL GARRETT, Davidson County
Trans: T20140036638 DEEDQC
Recvd: 05/27/14 10:24 1 pgs
Fees: 12.00 Taxes: 0.00
20140527-0045177

Return To.
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, Ovada P. Edmondson, for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, Samuel N. Moore, unmarried and Ovada P. Edmondson, unmarried, all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in Davidson, Tennessee, described as follows:

Parcel 072-15-0-161.00
Being parts of Lot Nos. 31, 32, 33, on the plan of Porter Road Subdivision of lot nos. 2 to 7 inclusive in Shinkle's Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Beginning at a point on the easterly margin of Branch, formally McKinney Avenue, south 5 feet from the corner of lots nos. 33 and 34 on said plan; thence parallel to and 5 feet from the southerly line of said lot no. 34 eastwardly 152 feet 6 inches to the west line of lot no. 30 on said plan; thence with the west line of said lot no. 30 southwardly 88 feet 8 inches to the northeast corner of that part of said lots nos. 31, 32 and 33 conveyed to John L. Bowen and wife, by deed from Benjamine W. Franklin and wife, of record in Book 2704, page 263, said Register's Office and by deed of correction of record in Book 2964, page 414, said Register's Office; thence with said Bowen northern line (boundary) westwardly 155.5 feet to the easterly margin of said Avenue; thence with same northwardly 105 feet to the beginning.

Being the same property conveyed to Ovada Pointer Edmondson, by deed from Lona Alice Moore, dated March 13, 2008, appearing of record in Instrument Number 20080324-0028802, of the Register's Office of Davidson County, Tennessee.

Parcel 072-15-0-162.00
Being the southerly parts of Lots No. 31, 32, 33, on the map of Porter Road Subdivision, according to plat and survey appearing of record in Book 843, page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said parts of said lots fronts 182.3 feet on the north side of Cahal Avenue or Porter Road, and extend back between lines 60 feet on the east line of Lot No. 31 and 128 feet on the west line of Lot No. 33, along the easterly margin of Branch Avenue, formerly McKinney Avenue, to dead line in the rear on which they measure 155.5 feet.

Being the same property conveyed to Ovada Pointer Edmondson, by deed from Samuel N. Moore and Lona Alice Moore, dated May 10, 2007, appearing of record in Instrument Number 20070516-0058453, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Easement for Sanitary Sewers and or Storm Drainage contained in instrument of record in Book 4113, page 676; and to any and all matters shown on said plat and survey of record in Book 843, page 38; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 12th day of May, 2014

Ovada P. Edmondson

Ovada P. Edmondson

STATE OF TENNESSEE COUNTY OF RUTHERFORD

On the 12th day of May, 2014, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Ovada P. Edmondson, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 12th day of May, 2014.

My Commission Expires 7-30-2014

Notary Public

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration for this transfer is -0-

Affiant

Sworn and subscribed to me this 12th day of May, 2014.

My Commission Expires 7-30-2014

Notary Public

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Prepared by/Return To:
Tri Star Title & Escrow, LLC, 201 E. Main St., Ste 300, Murfreesboro, TN 37130
Map/Parcel: 07215016100/07215016200
New Owner & Person Responsible for Tax Bills: Samuel N. Moore & Ovada P. Edmondson, 1601 Branch St, Nashville, TN 37216