Davidson County	DEEDQC
Recvd: 06/16/14 11:09	5 pgs
Fees:27.00 Taxes:0.00	
20140616-0052189	

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
VERONICA REYNOLDS
300 ANTIOCH PIKE
NASHVILLE, TN 37211
Customer Reference Number TN119746

Property Tax ID#: 133-2/114.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, VERONICA REYNOLDS FKA VERONICA ABEL BUSH, an unmarried woman, as Grantor, and VERONICA REYNOLDS , an unmarried woman, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 300 ANTIOCH PIKE, NASHVILLE, TN 37211

Witness my hand this the 7th day of June, 2014.

Veronica Reynolds
VERONICA REYNOLDS
FKA VERONICA ABEL BUSH

Marcus M. Dunlap
Marcus M. Dunlap

MARCUS M. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named VERONICA REYNOLDS FKA VERONICA ABEL BUSH, an unmarried woman, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of June, 2014.

MARCUS M. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

Marcus M. Dunlap
Notary Public
My Commission expires: 8-19-2017

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Veronica Reynolds
Affiant's Name

Subscribed and sworn to before me this the 7th day of June, 2014.

MARCUS M. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2017

Marcus M. Dunlap
Notary
My Commission expires: 8-19-2017

Name and Address of Property Owner:
Veronica Reynolds
300 Antioch Pike
Nashville, TN
37211

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax
Veronica Reynolds
300 Antioch Pike
Nashville, TN
37211

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **Davidson**, STATE OF **TN**, AND IS DESCRIBED AS FOLLOWS:

TRACT NO. 1:

Being part of Lot No. 7 on the Plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being Lot No. 13 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made May 3, 1940, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point on the northerly margin of Antioch Pike 465 feet east of the easterly margin of McComb Avenue, formerly Stewart Street;

thence northwardly and parallel with the easterly margin of McComb Avenue 160.3 feet;

thence eastwardly 50 feet to a point in the northwest corner of Lot No. 12 in said unrecorded plan;

thence southwardly, with the line between Lots Nos. 12 and 13, 161.2 feet to the northerly margin of Antioch Pike, the southwest corner of Lot No. 12;

thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

TRACT NO. 2:

Being part. of Lot No. 7 on the Plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book I, page 442, Chancery Court at Nashville, being Lot No. 12 and the westerly one-half of Lot 11 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 515 feet east of the easterly margin of McComb Avenue, formerly Stewart Street;

thence northwardly, and parallel with the easterly margin of McComb Avenue, 161.2 feet;

thence eastwardly 75 feet to a point in the center of Lot No. 11 in said unrecorded plan;

thence southwardly with the center line of Lot No. 11, 163 feet, more or less, to the northerly margin of Antioch Pike;

thence with the northerly margin of said pike westwardly 75 feet to the point of beginning.

Included in the above described property but to be excluded therefrom is the following described property:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being part of Lot No. 13 on the unrecorded map of A. C. Roth's Subdivision and described as follows:

Beginning at a point on the present northerly margin of Antioch Pike 465 feet east of the easterly margin of McCombs Avenue, formerly Stewart Street;

thence north 2° 43' east 11.94 feet to a point on the new relocated northerly margin of Antioch Pike;

thence south 85° 29' 51" east 125.06 feet along the new relocated northerly margin of Antioch Pike the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike to a point in the center of Lot No. 11 on said unrecorded plan;

thence south 2° 43' west 8.04 feet with the centerline of Lot No. 11 to the present northerly margin of Antioch Pike;

thence with the present northerly margin of said Pike, westwardly 125 feet to the point of beginning.

Being the same property conveyed to Veronica Abel Bush, by Quitclaim Deed from Gloria Griffin, William

Isaac Abel, Elizabeth Abel, Essie Bradford, Fat Abel, Marcia Mayo, Cynthia Delvin, and Clara A.1

Harrison, dated March 8, 1997, recorded April 9, 1997, of record in Book 10411, page 268, in the

Registei"'s Office for Davidson County, Tennessee.

Known as: 300 Antioch Pike, Nashville, Tennessee 37211

ID # 133-2/114.00, 133-2/115.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters