Kide
Box 24B

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140095480 DEEDQC
Recvd: 12/22/14 09:27 2 pgs
Fees:13.00 Taxes:207.94
20141222-0116701

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,200.00

James L Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Hodge	James L. Hodge	11808011700
(NAME)	(NAME)	
2409 Cruzen Street	2409 Cruzen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Harold S. Kearns, Jr. and Peggy Jean Kearns, as husband and wife** , hereinafter called the Grantor(s), have quitclaimed unto **James L. Hodge and Karen S. Hodge, as husband and wife,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 198 on the plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 198 fronts 50 feet on the westerly margin of Cruzen Avenue or Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James L. Hodge and wife, Karen S. Hodge, one- half (1/2) undivided interest, and Harold S. Kearns, Jr. and wife, Peggy Jean Kearns, one- half (1/2) undivided interest, by deed from Robert D. Galloway and wife, Phyllis E. Galloway dated1/31/97, of record in Book 10344, page 306, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☐

This is improved ☑ property, known as 2409 Cruzen Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 19th day of December, 2014.

Harold S. Kearns, Jr.

Peggy Jean Kearns

State of Tennessee
County of Williamson

Personally appeared before me Harold S. Kearns, Jr. and Peggy Jean Kearns, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of December, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

File No.: 2014-180