Prepared by and Recording Requested by:
The Cardwell Firm, PLLC
1180 Vickery Lane, Ste. 204
Cordova, TN 38016

Tax Parcel #: 081-07-0-554

# QUIT CLAIM DEED

Owner & Property Address:
JANNIE CARTER WILLIAMS RLT
1809 10th Avenue North
Nashville, TN 37208

Mail Tax Statement to:
JANNIE CARTER WILLIAMS, TEE
305 Avery Court
Brentwood, TN 37027

The GRANTOR, **JANNIE CARTER WILLIAMS**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

**JANNIE CARTER WILLIAMS, Trustee of the JANNIE CARTER WILLIAMS REVOCABLE LIVING TRUST, dated January 22, 2014.**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

**SEE ATTACHED: EXHIBIT A – PROPERTY DESCRIPTION**

Being the same property conveyed to Grantor by Quitclaim Deed of record as Instrument Number 20120529-0046114 in said Register's Office and Special Warranty Deed of record as Instrument Number 20041118-0138497 in said Register's Office.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 22nd day of January, 2015, by the undersigned.

JANNIE CARTER WILLIAMS

BILL GARRETT, Davidson County
Trans:T20150009777 DEEDQC
Recvd: 02/09/15 09:12 3 pgs
Fees:17.00 Taxes:0.00
20150209-0011639

STATE OF **TENNESSEE**
COUNTY OF Williamson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JANNIE CARTER WILLIAMS to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of January, 2015.




NOTARY PUBLIC
My Commission Expires: 12/3/16

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).**

STATE OF **TENNESSEE**
COUNTY OF Williamson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Jannie Carter Williams
**AFFIANT**

Subscribed and sworn to before me this 22nd day of January, 2015.




NOTARY PUBLIC
My Commission Expires: 12/3/16

EXHIBIT "A" – PROPERTY DESCRIPTION

**LAND** in Davidson County, Tennessee being the northerly 20 2/3 feet of Lot No. 18 on the southerly 29 1/3feet of Lot No. 19 on the subdivision of Lot No. 1 on the Woodard Property called Maple Grove Plan, of record in Book 57, page 83, said Register's Office.

**SAID** part of said lots adjoin from together 50 feet on the westerly side of 10th Avenue North and extends back between parallel lines 174.0 feet to the easterly margin of Owen Street.

**BEING** the same property conveyed to Federal National Mortgage Association, by deed of record as Instrument No. 20040714-0083762, said Register's Office.

**BEING** the same property conveyed to Jannie Williams by Special Warranty Deed from Federal National Mortgage Association, by Special Warranty Deed of record as Instrument No. 20041118-0138497 Secretary said Register's Office.

**THE** said Jannie Williams and Jannie C. Williams is one and the same person.

**THIS** conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of records, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matters of public record.

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

**THIS** is improved property known as 1809 10th Avenue North, Nashville, Tennessee 37208.

THIS IS THE SAME LEGAL DESCRIPTION USED IN THE PREVIOUS DEED OF RECORD