# QUITCLAIM DEED

Prepared Based on Information Provided by the Parties

Davidson County DEEDQC
Recvd: 04/10/15 16:01 2 pgs
Fees:12.00 Taxes:0.00
**20150410-0031952**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Kimberly A. deMent, Attorney
Kious, Rodgers, Barger, Holder, and Kious PLLC
503 N. Maple St.
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evelyn Cherie Young | Evelyn Cherie Young | 164-38.00 |
| (NAME) | (NAME) | |
| 3655 Murfreesboro Pk | 3655 Murfreesboro Pk | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37013 | Nashville, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick R. Young and Eric S. Young,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evelyn Young,*** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit: *Evelyn Young is also known as Evelyn Cherie Young. (1)

BEGINNING at a point in the center of Murfreesboro Road at the northeasterly corner of the property conveyed to Nellie Gray Thompson, by deed from J.E. Thompson, of record in Book 4024, page 321, Register's Office for said County; thence with the center of said Road South 45 degrees East, 324 feet to a point which is the northwesterly corner of the property conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79, Register's Office for said County; thence with Yancey's northwesterly line, South 47 degrees West, 448 feet to a stake; thence continuing with Yancey's said line. South 47 ¾ West, 850 to a point; thence North 4 degrees East 643 East to a point; thence North 56 degrees East with Thompson's southeasterly line, 827 feet to the point of beginning, containing 9 and 58/100 acres, more or less.

Being the same property conveyed to James E. Young and Evelyn Young, husband and wife, as tenants in common on 04/07/2006, by deed from James E. Young and Evelyn Young, husband and wife, filed for record on 05/15/06, in Instrument Number 20060515-0056762, Register's Office for Davidson County, Tennessee. Said James E. Young having since died intestate leaving said property to his wife, Evelyn Young, and children, Patrick Young and Eric Young, pursuant to Affidavit of Heirship (2) of record ~~in Book ____, page ____~~ at Inst.# 20150409 0031340 (3), Register's Office for Davidson County, Tennessee.

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.

Witness my hand this 11th day of March, 2015.

Patrick Young

Eric Young

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of March, 2015.

Commission expires: 10/18/16

CHELSEA R. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of March, 2015.

Commission expires: 10/18/2016

CHELSEA R. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

**RETURN TO:**
Kimberly A. deMent, Attorney
503 N. Maple St.
Murfreesboro, TN 37130

True Copy Certification

I, Connie Buchanan, 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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018