QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150040566 DEEDQC
Recvd: 05/26/15 13:29 3 pgs
Fees:17.00 Taxes:0.00
20150526-0048106

State of Tennessee
County of Montgomery

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 01/21/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 225-A Dunbar Cave Rd., Clarksville, TN 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay T Faulkner	Jay T Faulkner	104-010-456.00
(NAME)	(NAME)	
203 36th Ave N.	203 36th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37029	Nashville, TN 37209-4801	
(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, **Jay T. Faulkner and Rachel L. Faulkner, husband and wife** hereinafter called the Grantor(s), have quitclaimed unto **Jay T. Faulkner and Rachel L. Faulkner, husband and wife, as Tenants by their entirety,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 2, for the Resubdivision of the Easterly one-half of Lot 174, on the Plan of Part of West Grove Subdivision (Book 421, Page 88, R.O.D.C., TN) and Lot 8 and part of 5, on the Map of M.T. Pendergrass' Subdivision of Lots 175 and 176 West Grove (Book 547, page 185, R.O.D.C.,TN) , as shown in Plat LG recorded in Instrument Number 20140708-0060178, in the Register's Office for Davidson County, and described as follows:

TRACT ONE:
Land in Davidson County, Tennessee said land being the southerly part of Lot No. 5 on the Map of M.T. Pendergrass' Subdivision of Lots Nos. 175 and 176, West Grove, as of record in Book 547, Page 185, Register's Office for said county, described as follows:

BEGINNING at a point on the northerly margin of a 16 foot alley at the corner of Lots No. 5 and 6 on said map; thence with the line between Lots 5, 6 and 7 northwardly 127 feet to the southeast corner of that part of said Lot No. 5 conveyed to Charles E. McLerran and wife, by deed from Floyd Adkisson, et al, of record in Book 3185, page 373 said Register's Office, being also the corner of Lots No. 7 and 8 on said map; thence with said McLerran's southern boundary line westwardly 30 feet, more or less, to the western boundary line of said Lot No. 5; thence with same southwardly 168 feet, more or less, to the northerly margin of said alley; thence with same eastwardly 95 feet to the beginning.

Being the same property conveyed to Jay T. Faulkner and wife, Rachel L. Faulkner by deed from Capital Journey, LLC a Tennessee Limited Liability Company, dated September 25th, 2013 and recorded September 27, 2013 in Instrument No. 20130927-0101830, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, said land being part of Lot No. 5, on the Map of M. T. Pendergrass' Subdivision of Lots No. 175 and 176. West Grove, as of record in Book 547, page 185, Register's Office for said county,

described as follows:

BEGINNING at an iron rod (old), at the Northwest corner of Lot 8, M. T. Pendergrass Subdivision (BOOK 547, PAGE 185 R.O.D.C., TN.) at the common corner of Lot 5 of said M. T. Pendergrass Subdivision; Thence with the line between said Lots 5 & 8, S 07 degrees 49'46" E 48.28 feet to an iron spike in a tree root (Old) at the Southwest corner of said Lot 8; thence, severing said Lot 5 N 89 degrees 31'20" W 24.69 feet to an iron rod (old); thence N 20 degrees 49'13" E 50.96 feet to the point of beginning the described tract containing feet 589.82 SF. OR 0.01 acres more or less, according to a survey dated 1-29-14 By CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838)

Being the same property conveyed to Jay T. Faulkner and Rachel L. Faulkner, husband and wife, from Randall Welch and wife, Gladys Welch dated August 28th , 2014 and filed for record on September 3, 2014 in Instrument No. 20140903-0080199 in the Register's Office for Davidson County, Tennessee and corrected in Instrument No. 20141216-0114728, recorded on 12/16/2014 in the Register's Office for Davidson County, TN.

Further being a portion of the same property conveyed to Randall Welch and wife, Gladys C. Welch by deed from A. V. Pulley, surviving widow of Ray Pulley, on July 11, 1991 and filed for record on July 22,1991 in Book 8402, page 145 in the Register's Office for Davidson County, Tennessee.

TRACT THREE

Land located in Davidson County, Tennessee, said land being the rear portion of the Easterly one-half of Lot 174, on the plan of West Grove Subdivision, of record in Book 421, page 88, Register's Office for said county, described as follows:

BEGINNING at an iron rod (new) in the Westerly line of the easterly one-half of Lot 174, West Grove Subdivision (BOOK 421, PAGE 89 R.O.D.C., TN), Said rod being located N 23 degrees 30'53" E 189.47 feet from an iron rod (old)on the Northerly margin of Pilcher Avenue at the Southwest corner of said Easterly one-half of Lot 174 owned by William Smallman (INSTRUMENT# 20140130-0008304 R.O.D.C., TN) and the Southeast corner of the Lana E. Smith Land (INSTRUMENT# 20091203-0110651 R.O.D.C., TN); Thence with the line between said Smallman and Smith N 23 degrees 30'53" E 182.20 Feet to an iron rod (old) in the Southerly margin of the railroad right of way at said Smallman's Northwest corner and said Smith's Northeast corner; Thence with said railroad right of way, S 83 degrees 57'44" E 25.72 Feet to an iron rod (old) at the Northwest corner of the Randall Welch Land (BOOK 8402, PAGE 145 R.O.D.C., TN); Thence with said Welch S 20 degrees 49'13" W 50.96 feet to an iron rod (old) at the Northwest corner of the Jay T. Faulkner and Rachel L. Faulkner Land (INSTRUMENT# 20130927-0101830 R.O.D.C., TN); thence with said Faulkner, S 19 degrees 44'26" W 139.32 to an iron rod (new); Thence, severing said Smallman, N 66 degrees 29'07" W 36.10 feet to the Point of Beginning. The described land containing 5595.28 Square feet or 0.13 Acres more or less, as according to a survey dated 1-29-14 by CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838)

Being the same property conveyed to Jay T. Faulkner and Rachel L. Faulkner, husband and wife, by deed from Magness Group, Inc.and dated August 28th ,2014 and filed for record on September 3, 2014 in Instrument No. 20140903-0080198 in the Register's Office for Davidson County, Tennessee and corrected in Instrument No. 20141216-0114729, recorded on 12/16/2014 in the Register's Office for Davidson County, TN.

Further being a portion of the same property conveyed to Magness Group, Inc. by Quitclaim deed from William H. Smallman and dated April 12, 2014 and filed for record on May 13, 2014 in Instrument # 20140513-0041102, in the Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to William H. Smallman by Quitclaim Deed from William H. Smallman and J. Seth Jennings on January 8, 2014 in Instrument # 20140130-0008304, in the Register's Office for Davidson County, Tennessee.

The Purpose of this Quitclaim Deed is to combine all 3 tracts into One Lot designated as Lot #2 as shown in Plat LG of record in Instrument #20140705-0060178, R.O.D.C and One Map /Parcel Number being designated as 104-010-456.00 per the Assessor's Office for Davidson County, TN, and to be described as follows:

Being Lot 2, for the Resubdivision of the Easterly one-half of Lot 174, on the Plan of Part of West Grove Subdivision (Book 421, Page 88, R.O.D.C., TN) and Lot 8 and part of 5, on the Map of M. T. Pendergrass' Subdivision of Lots 175 and 176 West Grove (Book 547, page 185, R.O.D.C., TN) , as shown in Plat LG recorded in Instrument Number 20140708-0060178, in the Register's Office for Davidson County, to which reference is hereby made for more complete and accurate legal description.

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 203 36th Ave N, Nashville, TN 37209-4801

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 12th day of May, 2018.

Jay T. Faulkner

Rachel L. Faulkner

State of Tennessee
County of DAVIDSON

Personally appeared before me Jay T. Faulkner and Rachel L. Faulkner, 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 12th day of May, 2018.

Notary Public
My Commission Expires: 6/12/2021

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Lenders Title & Escrow, LLC
225-A Dunbar Cave Rd.
Clarksville, TN 37043

File No.: 0008020150108