File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/08/15 10:21 2 pgs
Fees:12.00 Taxes:0.00
20150608-0053366

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOROTHY A. Donald	SAME	071-11-0-018.00
(NAME) 1605 Luton Street	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DOROTHY D. COX, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DOROTHY A. DONALD, an unmarried woman,

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot(s) 24, as shown on the map entitled Resubdivision of I.D. Luton's Addition, of record in Plat Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOROTHY D. COX, by deed from WALTER E. WALLS AND WIFE, MILDRED CHRISTINE WALLS, of record in Book 10995, page 532, dated June 25, 1998, of record in said Register's Office.

Dorothy Ann Cox having been divorced from James C. Cox by final decree dated April 14, 1998, by order No. 97-V-525, State of Georgia, Superior Court of Grady County. Therefore property is not subject to marital claims.

Dorothy D. Cox, Dorothy Donald Cox, Dorothy Ann Donald Cox, Dorothy Ann Cox, all being one in the same person as Dorothy A. Donald.

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 1605 Luton Street Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 1 th day of June, 2015.

Dorothy Donald

Dorothy Donald

by: Wendell Eugene Donald, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 1st, day of June, 2015, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Wendell Eugene Donald, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Dorothy Donald, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Dorothy Donald.

Power of Attorney recorded in Instrument No. 20150610050675 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 1st day of June, 2015.

My Commission Expires: 2/25/19

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 6-1-15

Notary Public James C. Smith

My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY