File Box
24B

This instrument is prepared solely from information provided by the Parties.

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20150060844 DEEDQC
Recvd: 07/24/15 13:42 4 pgs
Fees:22.00 Taxes:0.00
20150724-0073040

ADDRESS NEW OWNER:
William M. Colson, et ux
2012 Beech Avenue
Nashville, TN 37204

SEND TAX BILL:
William M. Colson, et ux
2012 Beech Avenue
Nashville, TN 37204

MAP AND PARCEL:
07114036400
07114036300
07114037100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Robert S. Colson
AFFIANT

Subscribed and sworn to before me this 22nd day of July, ~~2014.~~ 2015

Ann Marie Luttrell
NOTARY PUBLIC

My Commission Expires: 11-3-15

ANN MARIE LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 3, 2015

QUITCLAIM DEED

I/We, **Edward Marcus Colson a/k/a Edward Mark Colson,** hereby Quitclaims all of rights, title and interest to **William M. Colson and wife, Katherine L. Colson,** his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached Exhibit "A" for legal description incorporated herein.

This is improved properties known as Tract No. 1: 1210 Dickerson Pike, Nashville, TN

37207 and Tract No. 2: 1214 Dickerson Pike, Nashville, TN 37207. Unimproved Tract No. 3: 0 Richards Street, Nashville, TN 37207

This is the same legal description as in previous instruments of record.

And now **Edward Marcus Colson a/k/a Edward Mark Colson** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of their interest unto the said **William M. Colson and wife, Katherine L. Colson,** his/her/their heirs and assigns, and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFRIMED WITH COMPETENT LEGAL REPRESENTATION. NO TITLE SEARCH WAS PERFORMED BY THE PREPARER OF THIS INSTRUMENT AND THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE IT'S COMPLETION.

Witness our hands this the 22nd day of July, ~~2014.~~ 2015

Edward Marcus Colson

Edward Marcus Colson a/k/a Edward Mark Colson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Edward Marcus Colson a/k/a Edward Mark Colson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, and as such he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, ~~2014.~~ 2015

Ann Marie Luttrell

NOTARY PUBLIC

My Commission Expires: 11-3-15

ANN MARIE LUTTRELL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 3, 2015

TRACT NO. 1: 1210 Dickerson Pike, Nashville, TN 37207
(07114036400)

Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, being Lot No. 6 on the unrecorded Map of the Hill Heirs Property on Dickerson Pike, described according to a survey made by Z. J. Wilkinson, Surveyor, dated 8/29/41, as follows:

Beginning at a point on the westerly margin of Dickerson Pike, as widened, 223 feet northerly from the northerly margin of Richardson Street; thence with the westerly margin of said Dickerson Pike northwardly 47.33 feet to an iron pin; thence westwardly 143.5 feet to a stake on the easterly margin of an alley; thence with the easterly margin of said alley southwardly 49 feet to a stake 223 feet northerly from the northerly margin of Richardson Street; thence eastwardly and parallel with Richardson Street, 143.5 feet to the Beginning.

Being part of the same property conveyed to William M. Colson and Edward Marcus Colson, as tenants in common with rights of survivorship, by deed from Troy Lee Hazlewood and wife, Shannon Hazlewood of record in Instr. No. 20110228-0016147, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: 1214 Dickerson Pike, Nashville, TN 37207
(071140364300)

Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, and beginning in the center of Dickerson Turnpike or North First Street at the northeast corner of a 14 acre tract of land conveyed to E. H. East to R. A. Young; thence with the center of said Pike or Street, southerly 99 feet to the northeast corner of a lot owned by Bean; thence with his northerly line, westerly 181.72 feet to a point 60 feet distance from Lot No. 33 in the T. C. Petri's Addition, a plan of which is of record in Book 57, page 145, Register's Office for said County; thence North 99 feet to the southerly margin of Mays Street, 181.72 feet to the center of Dickerson Pike or North First Street, to the point of beginning.

Being part of the same property conveyed to William M. Colson and Edward Marcus Colson, as tenants in common with rights of survivorship, by deed from Troy Lee Hazlewood and wife, Shannon Hazlewood of record in Instr. No. 20110228-0016147, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: 0 Richards Street, Nashville, TN 37216
(07114037100)

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being the northerly 60 feet of Lot No. 7 on the unrecorded map of the Hill Heirs' property on Dickerson Pike and described according to a survey made by Z. T. Wilkinson, Surveyor, 8/29/41, as follow:

Beginning on the westerly margin of the first alley west of the Dickerson Pike at a point 212.5 feet north of the northerly margin of Richardson Street, the westerly margin of said alley being 158.5 feet west of the westerly margin of the Dickerson Pike; thence with the westerly margin of said alley, northwardly 60 feet to a stake at the northeast corner of said Lot No. 7; thence westerly 49 feet to a stake; thence southwardly 60 feet to a point 213.5 feet north of the northerly margin of Richardson Street; thence eastwardly 49 feet, more or less, to the beginning.

Being the same property conveyed to William M. Colson and Edward Mark Colson, as joint tenants with rights of survivorship, by deed from Louise Hazlewood, a widow, of record in Book 11167, page 175, Register's Office for Davidson County, Tennessee.