BILL GARRETT, Davidson County
Trans:T20150076727 DEEDQC
Recvd: 09/09/15 12:22 3 pgs
Fees:17.00 Taxes:0.00
20150909-0091599

This Form furnished by: **ATTORNEY HELEN SFIKAS ROGERS**

FROM:
HENRY LEE PERRY

TO:
PHYLLIS YVONNE WOODS

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Phyllis Yvonne Woods 414 West Due West Avenue Madison, TN 37115	SAME	

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 15D-720.**

Phyllis Yvonne Woods

PHYLLIS YVONNE WOODS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4, DAY OF September, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES AUGUST 11, 2018

(AFFIX SEAL)

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Kenneth A. DeJarnette
State Of Tennessee Notary Public
Williamson County

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **HENRY LEE PERRY**, do hereby quitclaim to **PHYLLIS YVONNE WOODS**, all my marital interest, if any, in said real property in Nashville, Davidson County, State of Tennessee, as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of the Subdivision of the Beasley Property, Section 1, not of record, described according to a survey made by W.W. Turner Company, Engineers, June 14, 1950, as follows:

Beginning on the northerly margin of Due West Avenue, at the corner of Lot Nos. 7 and 8, being the southwest corner of the property conveyed to W.C. Gaines and wife, by deed from Susie Mae Beasley, et al, of record in Book 1940, page 409, Register's Office for said County; thence with the line between said two lots and with the westerly line of said Gaines property, northwardly 3560 feet; thence north 86 degrees, 33 minutes west 170.8 feet to the easterly margin of an unnamed street, as shown on said plan; thence with said street, southwardly 325 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.3 feet to the northerly margin of Due West Avenue; thence with said Avenue, south 86 degrees, 33 minutes east 145.8 feet to the beginning.

Being the same property conveyed to Henry L. Perry and wife, Phyllis W. Perry from Roy C. Waggoner, Jr., a married man, Robert Edward Waggoner, unmarried, and Barbara Waggoner Daniel, a married woman, by deed of record as Instrument No. 20011018-0113738, Register's Office for Davidson County, Tennessee.

Sewer Easement for sanitary sewer and/or storm drainage, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5132, page 364, said Register's Office.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 15D-720.

This is improved real property, known as: **414 West Due West Avenue, Nashville, Tennessee 37115.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 4 day of September, 2015.

HENRY LEE PERRY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Kenneth DeJarnette, a Notary Public in and for said County and State, the within named, **HENRY LEE PERRY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 4 day of September, 2015.

Kenneth A. DeJarnette
State Of Tennessee Notary Public
Williamson County

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES AUGUST 11, 2018
DATE