Davidson County DEEDQC
Recvd: 09/09/15 13:12 4 pgs
Fees:27.00 Taxes:0.00
20150909-0091618

*PREPARED BY:*
*SIDWELL & BARRETT, P.C.*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

**STATE OF TENNESSEE)**
**COUNTY OF RUTHERFORD)**
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
3 day of Sept, 2015.

**NOTARY PUBLIC**
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**ADDRESS OF NEW OWNER:**
**Andrea Alicia Prince**
1430 Riverside Drive
Nashville, TN 37206

**SEND TAX BILLS TO:**

Same

**Map/Parcel: 072 15 0 303.00**

# QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and for the express purpose of creating a tenancy with the individuals and/or entities named herein, **Andrea A. Prince, an unmarried woman, ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Teresa Taylor, Trustee, ("Grantee"), her heirs, successors and assigns.** Said property conveyed herein is located in Davidson County and described as follows:

**See Exhibit A**

Being the same property conveyed to Andrea A. Prince, an unmarried woman (now married) by Deed from Billy R. Chism of record in Instrument Number 20110802-0059238, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Andrea Alicia Prince

**And I, Teresa Taylor, Trustee for the express purposes stated herein do hereby quitclaim the aforesaid property unto <u>Andrea Alicia Prince and Anthony Giovanni Agosti, wife and husband.</u>**

Teresa Taylor, Trustee

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Andrea Alicia Prince**, with whom I am personally acquainted, and who acknowledged he/she/they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 3 day of September, 2015.

Notary Public

My Commission Expires: 4-15-17

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Teresa Taylor, Trustee, with whom I am personally acquainted, and who acknowledged she executed the foregoing instruction for the purposes herein contained.

Witness my hand, at office, this 3 day of September, 2015.

Notary Public

My Commission Expires: 4-15-17

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

# EXHIBIT "A"
# LEGAL DESCRIPTION

File No.: 01288-27433

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan of BROWNSVILLE PLAN, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof and part of the Southeasterly part of Lot No. 1 on the unrecorded map of the subdivision of Lot Nos. 61 and 62 and part of Lot No. 63 on the said plan of BROWNSVILLE PLAN, being more particularly described as follows:

Beginning at a point in the northerly margin of Riverside Drive, 240.5 feet South of the Southerly margin of McKinnie Avenue; thence with the Northerly margin of Riverside Drive, Southwesterly 100.0 feet to a point; thence Westerly 130.0 feet to a point; thence Northeasterly and parallel with the center line of Riverside Drive, 100 feet to a point; thence Easterly 130.0 feet to the point of beginning.

Being the same property conveyed to Andrea A. Prince and Anthony Giovanni Agosti, wife and husband by QuitClaim Deed from Andrea Alicia Price, an unmarried woman ( now married) of record in Record Book _____, page _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea A. Price, an unmarried woman (now married) by Deed dated 7/26/2011 from Billy R. Chism of record in Instrument Number 20110802-0059238, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tammy McCauley** , 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

