PREPARED BY:

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BILL GARRETT, Davidson County
Trans:T20150102100 DEEDQC
Recvd: 12/02/15 14:52 2 pgs
Fees:12.00 Taxes:0.00
20151202-0121666

QUITCLAIM DEED

Address of New Owner(s)	**Send Tax Bills To:**	**Map and Parcel Numbers**
Melody Marie McCoy 2801 22nd Avenue South Nashville, TN 37215	Melody Marie McCoy 2801 22nd Avenue South Nashville, TN 37215	Map: 117-2, Parcel 183

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to a Final Decree of Divorce in *McCoy v. McCoy*, Davidson County Circuit Court Case No. 14D-78, **Robert Alan McCoy** ("Grantor"), does hereby quitclaim, transfer, and convey unto **Melody Marie McCoy** ("Grantee"), her successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being the south part of Lot No. 25 and the north part of Lot 26, Block 3, on the Map of Hillsboro Highlands, as of record in Book 843, page 23, Register's Office of said County, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, October 28, 1948, as follows:
>
> BEGINNING at a point in the westerly margin of 22nd Avenue South, at an iron pin which is 15 feet south of the southeast corner of Lot 24 of Block 3, and being the beginning point of a new line established between J.E. Moss and H.H. Young, Sr., and A.H. Young, Jr., as of record in Book 1644, page 435, Register's Office; thence with said new line westerly 165 feet to an iron pin in the east line of Lot 20; which iron pin is 15 feet south of the southwest corner of Lot 23 of Block 3; thence south along the line between Lots 25, 20, 26 and 19, 81 feet to an iron pin which is 2.6 feet north of a fence line; thence easterly 165.4 feet to an iron pin at the common corner of Lots 25 and 26; which point is in the west margin of 22nd Avenue South, 1.75 feet north of said fence line; thence northerly along the westerly margin of 22nd Avenue South, 95 feet to the beginning.
>
> Being the same property conveyed to Melody Marie McCoy by Executor's Deed of record as Instrument No: 20050208-0014731, Register's office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The property description in this document was taken from the previously recorded deed. This transfer is by quitclaim. No warranties are made regarding title to the property.

This is improved property known as 2801 22nd Avenue South, Nashville, TN 37215.

This instrument was prepared based solely upon information supplied by the parties, no record search having been conducted to verify the property description or to determine ownership or status of title.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has hereunto set his hands on this the 28 day of APRIL, 2015.

Robert Alan McCoy, Grantor

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, Timora G. Wilkerson, a Notary Public in and for said County and State, the within named, Robert Alan McCoy, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Charlotte, North Carolina this 28th day of April, 2015.

Notary Public
My Commission Expires: Jan 30, 2019

TIMORA G. WILKERSON
NOTARY PUBLIC
MECKLENBURG COUNTY - NORTH CAROLINA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.

Affiant

Sworn to and subscribed before me, this the 6th day of May, 2015.

Notary Public

My Commission Expires: February 3, 2019

Lisa M. Cloyd
State of Tennessee Notary Public
Williamson County