BILL GARRETT, Davidson County
Trans:T20150110070 DEEDQC
Recvd: 12/30/15 13:46 2 pgs
Fees:12.00 Taxes:0.00
20151230-0131149

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Jesse D. Betty, Jr.	2515 Jones Ave.	07108010600
2515 Jones Ave.	Nashville, TN 37207	
Nashville, TN 37207		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Jesse D. Betty, Jr. and wife, Shirley Irene Betty hereinafter referred to as the "GRANTOR" and Jesse D. Betty, Jr. and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Jesse D. Betty, Jr. and wife, Shirley Irene Betty has this day quitclaimed unto Jesse D. Betty, Jr. and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 194 on the Plan of Joywood Heights, Section 1, of record in Book 1130, Page 91, and described according to a survey made by John Kohl and Company dated 9/27/1984 as follows: Beginning at a point in the westerly margin of Jones Avenue, said point being a common corner between Lot No. 193 and the within described Lot No. 194; thence around a slight curve 10.9 feet, more or less, to a point in the northerly right of way of East Trinity Lane, as conveyed to the Metropolitan Government of Nashville, and Davidson County Third Circuit Court, by instrument of record in Book 6132, Page 427, Register's Office for said County, the same being the beginning of a curve, having a radius of 30 feet; thence around said curve 46.9 feet, more or less, to a point; thence westwardly 37.2 feet, more or less, to a point, said point being the southerly common corner of Lot No. 195 and the within described Lot No. 194; thence northwardly 205 feet, more or less, to a point, said point being the northerly common corner of Lot No. 195 and the within described Lot No. 194; thence eastwardly 66 feet, more or less, to the point of beginning.

Being the same property conveyed to Jesse D. Betty and Shirley I. Betty by deed from Affordable Housing Resources, Inc., dated 4/24/2008, recorded 5/2/2008 in Instrument No. 20080502-0044983, Register's Office for Davidson County, Tennessee.

Property knows as 435 East Trinity Ln., Nashville, Tennessee 37207

Jesse D. Betty, Jr. is one and the same person as Jesse D. Betty
Shirley Irene Betty is one and the same person a s Shirley I. Betty

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

In Witness Whereof, the undersigned has hereunto set his hand on this the 23 day of Dec., 2015.

Jesse D. Betty, Jr.

Shirley Irene Betty

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jesse D. Betty, Jr. and wife, Shirley Irene Betty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN. this 23 day of Dec., 2015.

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

D. Gwyn

Notary Public

Commission Expiration

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 23 day of Dec., 2015.

My commission expires: 5/8/18

D. Gwyn
Notary public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY