This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

BILL GARRETT, Davidson County
Trans:T20160014582 DEEDQC
Recvd: 02/22/16 15:23 2 pgs
Fees:12.00 Taxes:0.00
20160222-0016891

ADDRESS NEW OWNER:
Leroy Preston, III and Melody Preston and Kenneth Ross and Doris Ross
5771 Payne Rd
Portland TN 37148

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
MAP 43-9-321

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Leroy Preston, III, hereby Quitclaim all my interest to Leroy Preston, III and wife, Melody Preston, a ½ undivided interest and Kenneth Ross and wife, Doris Ross a ½ undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 2 of Block "L" on the Map of Woodlawn Estate, as of record in Book 843, Page 82, Register's Office for said County, described as follows:

BEGINNING at a point 82.5 feet east of the southeast corner of Kate Street and Duling Avenue, which point is in the southerly margin of Duling Avenue; thence from said BEGINNING POINT southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots eastwardly 82.5 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the southerly margin of Duling Avenue; thence with same westwardly 82.5 feet to the beginning.

Being the same property conveyed to Leroy Preston, III by deed of record in Book 8200, Page 39, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Leroy Preston, III and wife, Melody Preston a ½ undivided interest and Kenneth Ross and wife, Doris Ross a ½ undivided interest, their heirs and assigns, forever; and I, Leroy Preston, III covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect 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.

Witness our hands this the 23rd day of December, 2015

Leroy Preston, III

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leroy Preston, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 23rd day of December, 2015.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-18-17

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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

Leroy Preston III
AFFIANT

Subscribed and sworn to before me this 23rd day of December, 2015.

Dixie Seagraves
NOTARY PUBLIC

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 9-18-17