Davidson County DEEDQC
Recvd: 02/23/16 14:54 4 pgs
Fees:22.00 Taxes:0.00
20160223-0017270

#32729

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32729-11-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 22nd day of February, 2016. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2018

QUITCLAIM DEED

Address New Owner: H. Rodes Hart, Jr. Page E. Hart 425 Westview Ave. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 15 0 013 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Alice M. Thomas and Clarence S. Thomas, Co-Trustees of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013** ("Grantors"), do hereby quitclaim, transfer and convey unto **H. Rodes Hart, Jr. and Page E. Hart, husband and wife**, ("Grantee"), their heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is property known as 425 Westview Ave., Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 22nd day of February, 2016.

Alice M. Thomas co-trustee

Alice M. Thomas, Co-Trustee of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013

co-trustee

Clarence S. Thomas, Co-Trustee of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alice M. Thomas, Clarence S. Thomas, Co-Trustees of the Alice M. Thomas Revocable Trust u/a dated October 23, 2013**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Being the following described real estate, situated within Davidson County, Tennessee, and being that property which was conveyed to Clarence S. Thomas and wife, Alice M. Thomas, Trustees of the Alice M. Thomas Revocable Trust, by deed of record in Instrument Number 20131024-0110793, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found in the right-of-way of Westview Avenue, 30 feet from the center, being at the northeast corner of Spradley, Instrument Number 20121002-0089548; runs thence with Spradley, and with Nichols, Instrument Number 20040831-0105235, each a portion of the way, North 87 degrees 58 minutes 01 seconds West, 429.83 feet to a ½-inch rebar with cap set on the west side of a rock wall in the east line of Bass, Instrument Number 20121128-0109386; thence with Bass North 01 degrees 42 minutes 27 seconds East, 147.00 feet to a 1-3/4-inch pipe found on the west side of a rock wall in the south line of Rich, Instrument Number 20031014-0152176; thence with Rich as follows: South 88 degrees 48 minutes 50 seconds East, 99.92 feet to a ½-inch rebar with Cherry cap found; North 02 degrees 04 minutes 19 seconds East, 51.64 feet to a ½-inch rebar found at the southwest corner of a 2-foot by 2-foot rock column at the southwest corner of Smith, Instrument Number 20130104-0001492; thence with Smith South 87 degrees 55 minutes 41 seconds East, 331.05 feet to a railroad spike found in the right-of-way of Westview Avenue; thence with the right-of-way South 02 degrees 07 minutes 43 seconds West, 199.89 feet to the Point of Beginning and containing 1.86 acres, more or less, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L. I. Smith & Associates, Inc., 302 North Caldwell Street, Paris, TN 38242, on November 13, 2015. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being the same property conveyed to Clarence Thomas and wife Alice Thomas, by deed dated November 1, 1974 from Ruth Rodemyer Weaver, surviving widow of Dempsey Wever, Jr., Deceased and tenant by the entirety of record in Book 4865, page 308, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 23, 2013 in Instrument No. 20131024-0110793 Register's Office for Davidson County, Tennessee, Clarence S. Thomas and wife Alice M. Thomas conveyed subject property to Clarence S. Thomas and Alice M. Thomas, Trustees of the Alice M. Thomas Revocable Trust. Clarence Thomas and Clarence S. Thomas are one and the same person and Alice Thomas and Alice M. Thomas are one and the same person.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:

