QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

BILL GARRETT, Davidson County
Trans:T20160024396 DEEDQC
Recvd: 03/28/16 09:48 2 pgs
Fees:12.00 Taxes:0.00

20160328-0028414

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

mail

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvonne Vanderpool, Johnny Wayne Vanderpool, ~~Frank Edward Vanderpool,~~ and Debra V. Vanderpool		103020135.00
(NAME) 7428 East Colony Dr. ~~116 Oceola Ave~~	(NAME) SAME AS ADDRESSEE	
(ADDRESS) Nashville, Tennessee ~~37209~~ 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Yvonne Vanderpool, Johnny Wayne Vanderpool, Frank Edward Vanderpool, and Debra V. Vanderpool, as joint tenants with right of surviviorship, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Yvonne Vanderpool, Johnny Wayne Vanderpool, and Debra V. Vanderpool as joint tenants in common with right of survivorship, FURTHER FRANK EDWARD VANDERPOOL HEREBY WAIVES ANY AND ALL HOMESTEAD INTEREST IN THE SUBJECT PROPERTY, IN EXCHANGE FOR Cash and other good and valuable consideration, hereinafter called the GRANTEES, their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 on the plan of Vernon Farm Subdivision, as of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yvonne Vanderpool, Johnny Wayne Vanderpool, Frank Edward Vanderpool, and Debra V. Dalton as tenants in common with right of survivorship, by Deed from Heirs at law of John Vanderpool, Jr. namely Yvonne Vanderpool, Johnny Wayne Vanderpool, Frank Edward Vanderpool, and Debra Jean Vanderpool Dalton and filed for record on April 18, 2004 in Instrument No. 20040408-0040388, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Heirs at Law of John Vanderpool, Jr., namely Yvonne Vanderpool, Johnny Wayne Vanderpool, Frank Edward Vanderpool, and Debra Jean Vanderpool Dalton, by Quitclaim Deed from Eva Ina Vanderpool, dated June 27, 1974 and filed for record in Book 4829, page 649, Said Register's Office.

unimproved ☐
This is improved ☒ property, known as 116 Oceola Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 12th day of October, 2004.

Yvonne Vanderpool

Johnny Wayne Vanderpool

Frank Edward Vanderpool

Debra V. Dalton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Johnny Wayne Vanderpool, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of October, 2004.

Commission expires: 1-16-08

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Susan B. Mott

Susan B. Mott Notary Public

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Yvonne Vanderpool, Frank Edward Vanderpool, and Debra V. Vanderpool, as joint tenants with right of surviviorship, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this.

Commission expires: 5-24-08

CANDICE M. MATHIAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Candice M. Mathias

Notary Public

BK/PG:3402/539-540

04052315

QUITCLAIM DEED	
11/08/2004	11:22 AM
BATCH	32711
MTG TAX	0.00
TRN TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS