Davidson County DEEDQC
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Fees:18.00 Taxes:336.70
20160803-0080410

33126

PREPARED BY:
LAW OFFICES OF FRANCIS KING
Nashville City Center, Suite 1850
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Nashville, Tennessee 37219
(615) 385-7654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Caroline C. Jones
AFFIANT

Subscribed and sworn to before me this 26th day of August 2013.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

ADDRESS OF NEW OWNER:
1342 Burton Valley Road
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

RYAN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map – Parcel

QUITCLAIM DEED

In consideration of $91,000.00, Caroline C. Jones, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to Timothy A. Jones, Grantee. Said property conveyed herein is situated at 1342 Burton Valley Road, Nashville, TN 37215, and is more particularly described as follows:

> A Certain Tract or Parcel of Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section II, First Addition, Seven Hills, as of record in Block 2663, page 51, Register's Office of Davidson County, Tennessee, beginning at a point in the southwesterly margin of General Lowrey Drive, at the corner of Lots Nos. 73 and 74; thence with the line between said lots, southeasterly 259.63 feet to the line of Lot No. 75; thence with the line between Lots Nos. 74 and 75, southwesterly 298 feet to the northeasterly margin of Burton Valley Road, thence with the margin of the same, northwesterly 172.61 feet to the beginning of a curve; thence around said curve, northerly 39.17 feet to the margin of General Lowrey Drive; thence with the margin of the same, northeasterly 172.76 feet to the point of beginning. Being the same property conveyed to the Estate of Christine Fly, deceased, by Substitute Trustee's Deed from David M. Anthony, Substitute Trustee, of record as Instrument No. 20031113-0166197, Register's Office of Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose makes this conveyance to Grantee.

This instrument has been prepared solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature on August 26th, 2013.

Caroline C. Jones

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Caroline C. Jones, with whom I am presently acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 26th day of August 2013.

Notary Public

My Commission Expires: 7/3/2017

RYAN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, GEORGE E. MUDTER, JR., 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:

