# QUITCLAIM DEED

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kenneth T. Madson | SunTrust Mortgage, Inc. | Map 06115029300 |
| 3815 Baxter Ave. | 901 Semmes Ave | Group |
| Nashville, TN 37216 | Richmond, VA 23224 | Parcel |

FOR AND IN 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

**Thomas A. Madson, married**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Kenneth T. Madson**

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Maplewood Home Tract, of record in Book 7900, Page 319, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth T. Madson and Thomas A. Madson by deed from Jessica L. Moore, of record in Instrument 20100730-0059903, dated July 28, 2010, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 3815 Baxter Avenue, Nashville, TN 37216

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.

Witness my hand this 21 day of July, 2016.

Thomas A. Madson
Thomas A. Madson

STATE OF NORTH CAROLINA
COUNTY OF Beaufort

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Madson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of July, 2016.

My Commission Expires: 01-10-2021

Catherine A. Good
Notary Public

Catherine A. Good
Notary Public
Beaufort County
North Carolina
My Commission Expires 01-10-2021

BILL GARRETT, Davidson County
Trans:T20160073157 DEEDQC
Recvd: 08/22/16 14:31 1 pgs
Fees:12.00 Taxes:0.00

20160822-0087709