Davidson County DEEDQC
Recvd: 08/26/16 15:02 3 pgs
Fees:17.00 Taxes:0.00
20160826-0089728

THIS INSTRUMENT WAS PREPARED BY: **Signature Title Services, LLC** **1517 Hunt Club Blvd., Ste 200** **Gallatin, TN 37066** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00. Fran R. Freeman AFFIANT SUBSCRIBED AND SWORN TO BE ME, THIS 26 DAY OF August, 2016 NOTARY PUBLIC MY COMMISSION EXPIRES:

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address of New Owner:
Jimmy L Nolley
611 Freda Villa
Madison, TN 37115

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
51-11-3200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jimmy L Nolley, an unmarried man** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jimmy L Nolley, an unmarried man and Frances Freeman, an unmarried woman as tenants in common with full rights of survivorship** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a 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 49 on the Plan of Oakland Acres, Section V, of record in Plat Book 2854, page 15, Register's Office for Davidson County, Tennessee, and according to a survey by W.W. Turner Company Engineers, May 5, 1954 as follows:

Beginning at the southeast corner of Lot No. 35 on the Plan of Oakland Acres, Section IV, of record in Book 2133, Page 19 Register's Office for county; thence with the easterly line of said lot, North 2° 53' East 304 feet to the southerly margin of Freda Villa; thence easterly on a line in extension of the southerly margin of Freda Villa, 226 feet on a curve with a radius of 475 feet to a monument; thence South 31° 22' West 283.7 feet to a monument; thence North 88° 21' West 82 feet to the beginning.

Being the same property conveyed to Jimmy L Nolley, by Warranty Deed from Beneficiary of Charles Willis Head, deceased, under his last will being, Judy Sue Fendrick, dated October 28th 2015 of record in Instrument No. 20120605-0048677, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as **611 Freda Villa Madison, TN 37115**.

WITNESS our hands this 26 day of August, 2016.

Jimmy L Nolley

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Jimmy L Nolley**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 26 day of August, 2016

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My commission expires: 12-29-19

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY