BILL GARRETT, Davidson County
Trans:T20160088761 DEEDQC
Recvd: 10/07/16 14:58 2 pgs
Fees:12.00 Taxes:0.00
20161007-0106541

THIS INSTRUMENT PREPARED BY:
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Farris Bobango PLC
414 Union Street, Suite 1105
Nashville, TN 37219
Telephone: 615.726.1200
E-mail: kdennen@farris-law.com

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
JOHN B. EVANS	**SAME**	**051-07-0-45.00**
155 Cumberland Drive		
Hendersonville, TN 37075		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and inconsideration of the sum of TEN DOLLARS ($10.00), love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINDSEY E. MADDOX** and husband, **ZACHARY J. MADDOX** (hereinafter collectively "GRANTORS"), do hereby quit claim and convey unto **JOHN B. EVANS** (hereinafter "Grantee"), all of Grantors' right, title and interest, if any, in and to the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot No. 4 on the Plan of Stratton Place, as of record in Book 547, page 182, Register's Office for Davidson County, Tennessee, described as follows:

> Beginning at the northeast corner of Due West Avenue, as widened, and a 50 foot unnamed road; thence with the easterly margin of said unnamed road, North 2 deg. West, 374 feet; thence eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by Deed from Eddie C. Hall and wife, of record in Book 2270, page 238, Register's Office for Davidson County, Tennessee; thence with said line South 7 deg. 30 min. East, 374 feet to the northerly margin of Due West Avenue, as widened; thence with said Avenue westwardly 113 feet, more or less, to the beginning.
>
> Included in the above description, but expressly excluded therefrom is the tract of land containing 550 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in a deed of record in Book 4217, page 794, said Register's office.

Being the same property conveyed to John B. Evans, a married individual, Lindsey E. Maddox and husband, Zachary J. Maddox, as tenants in common with right of survivorship by Warranty Deed from Sheila R. Pelletier dated March 6, 2012, of record in Instrument No. 20120308-0020325.

IN WITNESS WHEREOF, the Grantors have executed this Quit Claim Deed this 24th day of September, 2016.

LINDSEY E. MADDOX

ZACHARY J. MADDOX

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LINDSEY E. MADDOX** and husband, **ZACHARY J. MADDOX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who affirmed that they executed the above document for the purposes therein contained.

WTINESS my hand and Notarial Seal at office this 24th day of September, 2016.

Betsey Sullivan
Notary Public

My Commission expires: 10/23/16

STATE OF TENNESSEE

COUNTY OF Robertson

I swear or affirm that the actual consideration for this transfer is $None.

Affiant

WTINESS my hand and Notarial Seal at office this 24th day of September, 2016.

Betsey Sullivan
Notary Public

My Commission expires: 10/23/16

BETSEY SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY