GSRM

BILL GARRETT, Davidson County
Trans:T20160089747 DEEDQC
Recvd: 10/11/16 15:27 2 pgs
Fees:12.00 Taxes:0.00
20161011-0107648

This Instrument Prepared By:

Catherine H. Gwyn
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Nashville, TN 37201
(615) 244-4994

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Transfer is exempt under T.C.A. 67-4-409 (a)(3)(E).

AFFIANT

Subscribed and sworn to before me, this 22nd day of September, 2016.

Notary Public

My Commission Expires: 5-5-20

Address New Owners As Follows:
Alvin Francois
4124 Andrew Jackson Parkway
Hermitage, TN 37076

Send Tax Bills To:
Kirkland E. Larson and Rebecca N. Larson
2025 N. Mt. Juliet Rd., Ste. 110
Mt. Juliet, TN 37122

Map-Parcel Number:
08600003500

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Mignon Francois, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in accordance with the terms and conditions contained within the Marital Dissolution Agreement under Docket No. 14D-2555, Third Circuit Court for Davidson County, Tennessee, at Nashville, hereby releases, remises, quitclaims and gives unto Alvin Francois, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr. and Company, May 25, 1961, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point being 629.41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38' west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41' east 110.57 feet; thence south 86 degrees 25' east 593 feet to the westerly margin of Old Hickory Blvd.; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to Alvin Francois and Mignon Francois, husband and wife by deed from Kirkland E. Larson and Rebecca N. Larson, husband and wife, as recorded in Instrument No. 20121008-0091664, Register's Office for Davidson County, Tennessee.

This is improved property known as 4124 Andrew Jackson Parkway, Hermitage, TN 37076.

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

WITNESS my hand this 29th day of September, 2016.

Mignon Francois

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mignon Francois, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2016.

Notary Public

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

My Commission Expires: 5/8/17

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