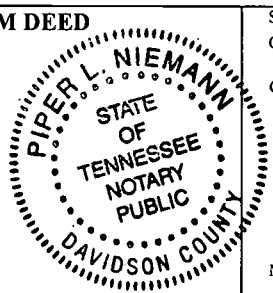
File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160113623 DEEDQC
Recvd: 12/27/16 13:01 2 pgs
Fees:12.00 Taxes:0.00
20161227-0135581



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

Clarence E. Kilcrease
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E Kilcrease	Same	058 15 0 052.00
(NAME) 3912 Kings Lane	(NAME)	
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Clarence E. Kilcrease, a widower

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence E. Kilcrease, an un-married man,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, page 17, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Kings Lane, common front corners of Lots 14 and 15, thence with the line between said Lots Northwardly 292.0 feet to a point; thence South 80° 20' West 155.0 feet to a monument in the easterly margin of an unnamed road; thence with a margin same, southwardly 267.0 feet to a monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve; southeastwardly 39.27 feet to a monument in the northerly margin of Kings Lane; thence with said margin of said Lane, eastwardly 130.0 feet to the point of beginning.

Being the same property conveyed to Clarence E. Kilcrease and wife Patricia Ann Starks Kilcrease by deed from Charles E. Flowers and wife Alice J. Flowers,dated April 30, 1975, of record in Book 4909, page568, Register's Office for said County.

Patricia Ann Kilcrease having pre-deceased Clarence E. Kilcrease on June 30, 2014, leaving him sole owner by operation of law.

Clarence E. Kilcrease and Clarence E. Kilcrease Sr., being one in the same person.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3912 Kings Lane Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 19 day of December, 2016.

Clarence E. Kilcrease

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Clarence E. Kilcrease the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of December, 2016.

Commission expires: 03-10-19

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.