Prepared By:
Sharon Rebecka Dawn Welsh
140 N Poole St
Ashland City, Tennessee 37015

After Recording Return To:
Sharon Rebecka Dawn Welsh
140 North Poole St
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans:T20170009725 DEEDQC
Recvd: 02/02/17 08:38 3 pgs
Fees:17.00 Taxes:0.00
20170202-0011032

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 01, 2017 THE GRANTOR(S),

- Vanessa Maree Walters, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Sharon Rebecka Dawn Welsh, a single person, residing at 140 N Poole St, Ashland City, Cheatham County, Tennessee 37015

the following described real estate, situated in Ashland city, in the County of Davidson, State of Tennessee:

Legal Description:

BEGINNING at a stake, northwest corner of 6 acres tract now owned by Mildred E. Cantrell; thence with Cantrell's west line, south 25 degrees 55 minutes east 420 feet to a stake, Cantrell's southwest corner; thence north 44 degrees west 660 feet to a stake: thence north 25 degrees 55 minutes east 420 feet to a stake; thence with an old fence south 44 degrees east 660 feet to the beginning, containing 6 acres, more or less

BEING the same property conveyed to Mildred E. Cantrell by deed from H.W Caldwell & Son, Inc. of record in book 4086, Page 352, Register's office for Davidson County, Tennessee and the same property devised to Vanessa Maree Walters by Last Will and Testament of Mildred E. Cantrell, Docket No 16P1391, Seventh Circuit Court, Probate Division Davidson County, Tennessee

BEING the same property conveyed to Vanessa Maree Walters of record 20170131-0010384, Register's office for Davidson County, Tennessee and the same property devised to Vanessa Maree Walters by Last Will and Testament of Mildred E. Cantrell, Docket No 16P1391, Seventh Circuit Court, Probate Division Davidson County, Tennessee

This Description is the same as in the previous deed of record.

This is improved property known as 4194 Bull Run Road, Ashland City, Tennessee

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

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The Property is a Gift

Tax Parcel Number: Map 55 / Parcel 4.01

Mail Tax Statements To: (New Owner)
Sharon Rebecka Dawn Welsh
140 N Poole st
Ashland City, Tennessee 37015

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: Feb. 1st 2017

Vanessa Maree Walters

Vanessa Maree Walters
4202 Bull Run Rd
Ashland City, Tennessee, 37015

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 1 day of February, 17, before me personally appeared Vanessa Maree Walters, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

COURTNEY CLAYTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Courtney Clayton
Notary Public

Courtney Clayton Notary Public
Title (and Rank)

My commission expires 7.8.19

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Sharon Rebecka Dawn Welch
Affiant

Affiant's Name: Sharon Rebecka Dawn Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00, Affiant
Subscribed and sworn before me this the 2nd Day of Feb, 2017.
J Chandler, Deputy Register