THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 052160
PARCEL: 104.00

NEW OWNER'S ADDRESS
Dean M. Eden
701 Marlin Pass
Madison, TN 37115

Mail tax bills to:
Simmons Bank
300 Northcreek Blvd
Goodlettsville, TN 37072

QUITCLAIM DEED

FOR AND IN CONSIDERATION no monetary consideration, pursuant to Final Decree of Divorce, Docket No. 05D-3976, Fourth Circuit Court for Davidson County, Tennessee, I, Debora J. Eden, Grantor, by these presents do hereby quitclaim and convey unto Dean M. Eden, married, Grantee, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Marlin Meadows, Section IV, of record in Book 2133, Page 66, Register's Office for Davidson County, Tennessee.

Lot No. 85 is described as beginning at a point in the Southerly margin of Marlin Pass being the common corner of Lot Nos. 84 and 85; thence in a Southerly direction along the line between Lots 84 and 85; 296 feet to a point; thence in a Easterly direction of 85 feet to a point; thence in a Northeasterly direction 171.7 feet to a point; thence in a Northerly direction between Lot Nos. 85 and 86, 170 feet to a point in the margin of Marlin Pass; thence in a Westerly direction along said margin 200 feet to the point of beginning.

Being the same property conveyed to Dean M. Eden and wife, Debora J. Eden by Warranty Deed dated 11/15/94 from Ralph L. Langford and wife, Beverly F. Langford and Earl W. Francis of record in Book 9525, Page 429, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 701 Marlin Pass, Madison, TN 37115

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

IN WITNESS WHEREOF I have hereunto set my hand on the 10th day of February, 2017.

Debora J. Eden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Debora J. Eden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2017.

Notary Public

My Commission Expires: 3/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 10th day of February, 2017.

Notary Public

My Commission Expires: 3/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170014991 DEEDQC
Recvd: 02/21/17 10:04 1 pgs
Fees:12.00 Taxes:0.00

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