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. & Laurel H. Eden
701 Marlin Pass
Madison, TN 37115

SEND TAX BILLS TO:
Simmons Bank
300 Northcreek Blvd
Goodlettsville, TN 37075

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Dean M. Eden, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns 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 by Quitclaim Deed from Debora J. Eden of record in Instrument Number 20170221-0017038 **, 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.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Dean M. Eden and wife, Laurel H. Eden, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20170018788 DEEDQC
Recvd: 03/03/17 15:04 2 pgs
Fees:17.00 Taxes:0.00
20170303-0021503

IN WITNESS WHEREOF we have hereunto set our hands on the 21st day of February, 2016.

Dean M. Eden

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Dean M. Eden, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of February, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of February, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener 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 21st day of February, 2017.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County