QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/10/17 12:53 2 pgs
Fees:12.00 Taxes:0.00
20170410-0034881

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4th DAY OF April, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8900 WILSON JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John C. Fenderson	NEW OWNER	05201024600
774 Oakdell Ave.		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRANDY B. FENDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOHN C. FENDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 774 OAKDELL AVE, Madison, TN 37115

Witness my hand on this 4th day of April, 2017.

Brandy B. Fenderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Brandy B. Fenderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Brandy B. Fenderson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of April, 2017.

Notary Public Katherine Gathings

My Commission Expires: March 10, 2019

KATHERINE GATHINGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

17-8900 WILSON JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 of Block A, on the Plan of Madison Park Subdivision, of record in Book 843, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Brandy J. Berry, a single person to Brandy B. Fenderson and John C. Fenderson, wife and husband as recorded recorded on the 18th day of March, 2016 in Instrument No. 20160318-0026121 and Warranty Deed from Ellen M. Kellum, unmarried to Brandy J. Berry, a single person as recorded on the 20th day of February, 2007 in Instrument No. 20070220-0020137, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MADISON PARK SUBDIVISION, as recorded in Plat Book 843, Page(s) 75, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1218, Page 358, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

Certificate of Authenticity

I, Chad I. Pearman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document executed and authenticated according to the law.

Chad. I. Pearman

State of Tennessee
County of Williamson

Personally appeared before me, Jim R. Vanderpool, a notary public for this county and state, Chad I. Pearman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020