Davidson County DEEDQC
Recvd: 04/12/17 12:07 2 pgs
Fees:12.00 Taxes:0.00
20170412-0035833

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2017.

Notary Public

COMMISSION EXPIRES: 4-24-18

(AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

MAJ-171324

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 541 N. Mt. Juliet Road, Ste 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
ERIC BRADLEY SCOWDEN AND MARY ELIZABETH SCOWDEN	**Same as Owner**	**117 03 0 056.00**
(Name) **2001 CEDAR LANE**	Same as Owner	
(Address) **NASHVILLE, TN 37212**	Same as Owner	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Eric Bradley Scowden, Jr. and Mary Elizabeth Scowden, husband and wife, hereinafter referred to as Grantor(s), hereby quitclaim to ERIC BRADLEY SCOWDEN AND MARY ELIZABETH SCOWDEN, HUSBAND AND WIFE, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in DAVIDSON County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Parts Of Lots Nos. 21 And 22 On The Map Of A Part Of R. M. Atkinson's Lots On Cedar Lane, Not Of Record, And More Particularly Described According To A Survey Prepared By T. R. Sanford On February 25, 1953, As Follows: Beginning At A Southwest Corner Of Cedar Lane And A 50-Foot Unnamed Street, Later Call Hazelwood Avenue, Now Primrose Avenue, As Shown On The Plan Of Belmont Terrace Annex No. 4, Of Record In Book 974, Page 97, Register's Office For Said County; Thence With The Southerly Margin Of Cedar Lane, Westerly 92 Feet To The Corner Of Lots Nos. 21 And 22; Thence Southerly Along Allen's Easterly Line 200 Feet To An Iron Pin; Thence Eastwardly 87 Feet To A Point In The Westerly Margin Of Hazelwood Avenue, Now Primrose Avenue; Thence With The Margin Of Said Avenue, North 11 Deg. 15' East 200 Feet To The Point Of Beginning.
Being the same property conveyed to Eric Bradley Scowden, Jr. and Mary Elizabeth Scowden, husband and wife by Warranty Deed from Kim Saffold aka Kimberly Nichols, married dated May 4, 2011 and recorded May 5, 2011 as Instrument No. 20110505-0034769, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 5TH day of APRIL 2017.

Eric Bradley Scowden, Jr.

Mary Elizabeth Scowden

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 Eric Bradley Scowden, Jr. and Mary Elizabeth Scowden,, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 5TH day of APRIL, 2017.

NOTARY PUBLIC

My commission expires:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY