BILL GARRETT, Davidson County
Trans:T20170031714 DEEDQC
Recvd: 04/17/17 11:01 2 pgs
Fees:12.00 Taxes:0.00
20170417-0036780

Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:
Charles M. Orange
5409 California Avenue
Nashville, TN 37209-1410

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
p/o Map 091-02
Parcel 323.00

For and in consideration of the sum of $10.00 cash in hand paid, **Janice M. Cole**, unmarried, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Charles M. Orange**, all of her rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 1320 of Block 45 on the Plat of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of California Avenue, at the common corners of Lots 1320 and 1322; thence with the line between the two lots southwardly 105 feet to a point; thence eastwardly 12.1 feet to a point; thence (along Tullier's easterly line) southwardly 45 feet to a point in the northerly margin of an alley at the rear; thence with the northerly margin of the alley, eastwardly 12.9 feet to a point, said point being the common corners of Lots 1318 and 1320; thence along the common line between Lots 1318 and 1320, northwardly 150 feet to a point in the southerly margin of California Avenue; thence with the southerly margin of California Avenue, westwardly 25 feet to the point of beginning.

Being part of the same property conveyed to Janice M. Cole by Warranty deed from Troy Shafer of record in Book 8672.page 381 Register's Office for Davidson County, Tennessee.

This conveyance is made to correct the deed to Charles M. Orange of record as Instrument 2005314-0027786, which inadvertently omitted the portion of the property herein described.

This is a portion improved property known as **5409 California Avenue, Nashville, TN 37209.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 11 day of April, 2017.

GRANTOR:

Janice M. Cole
Janice M. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Janice M. Cole** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2017.

NOTARY PUBLIC

MIRANDA HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
01/04/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 11 day of April, 2017.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
1-6-20