QuitClaim Deed

The actual consideration or value for this transfer is $ [illegible]

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 5th day of APRIL, 2017.

Diane Ladd
NOTARY PUBLIC
My Commission Expires: 10-20-20

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDQC
Recvd: 04/18/17 14:04 3 pgs
Fees:17.00 Taxes:0.00
20170418-0037870

This Space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Boulevard Property Investments, LLC P.O. Box 007 Old Hickory TN. 37138	New Owner	052-07-0 / 017.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Boulevard Property Investments, LLC, and the mutual exchange of equivalent property interests, ***and the mutual access easement as reserved and described herein***, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DEMEKA JEAN CHANCE**, A married woman, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest unto:

BOULEVARD PROPERTY INVESTMENTS, LLC, a Tennessee Limited Liability Company, the GRANTEE herein, its heirs successors and assigns a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Southerly half of Lot No. 13 in Block "A" on the unrecorded plan of "Homeacres" as subdivided by Blanchard & Parrish, Surveyors, on October 26, 1939, described as follows:
>
> Beginning on the Easterly margin of Center Street, at the Northwest corner of the property conveyed to Texico Conference Association, of Seventh Day Adventists, by deed from Underwood Morgan Bale, and wife, of record in Book 3673, page109, Register's Office for said County; thence with said Adventists' Northerly boundary line, Easterly 334.7 feet; thence North 50 Feet; thence Westerly 334.7 feet to the Easterly margin of Center Street; thence with the same, Southerly 50 feet to the point of beginning.

Being ***part*** of the same property conveyed to Demeka Jean Chance, a married woman, by QuitClaim Deed from Yvonne Marie Blanchette Chance, Un-married, dated APRIL 22, 2017, and of record as Instrument #20170223-0018004, Register's Office for Davidson County, TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2017,

RESERVATION OF EASEMENT:

For the mutual benefit of both parties, their heirs successors and assigns, tenants, and guests, there is reserved herein a mutual access and driveway Easement, running with the land, for ingress and egress of a residential nature as follows:

Beginning at a point in the Easterly margin of Center Street, at the common boundary line of the Northerly and Southerly halves of Lot No. 13, Block "A" "Homeacres" described herein; thence running Easterly with the said common line, 165 feet to a point; thence Southerly, 90° from the common boundary line, a distance of 8 feet; thence parallel to the common line, Westerly, 165 Feet, more or less; thence Northerly, with the Easterly margin of Center Street to the point of beginning.

The reasonable expenses of periodic maintenance of this mutual easement shall be equally shared by the Grantor and Grantee, and their heirs or assigns.

This is improved property known as: 625 A&B Center Street, Madison, TN. 37115.

The Grantor, **Demeka Jean Chance**, first being duly Sworn does make oath, that the property conveyed herein is not her principal residence, nor the residence of her spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn To and
Witness my hand this 5th day of APRIL, 2017.

DEMEKA JEAN CHANCE

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Sworn to before me, and Witness my hand and official seal at Old Hickory, Tennessee this 5 day of APRIL, 2017.

Diane Ladd
NOTARY PUBLIC

My Commission Expires: 10-20-20

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Diane Ladd the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Diane Ladd
NOTARY PUBLIC

DIANE LADD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10/20/20

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com