Prepared By:
Wanda Graham
6046 Clarksville Hwy
Joelton, Tennessee 37080

After Recording Return To:
James A Graham
6149 Eatons Creek Road
Joelton, Tennessee 37080

BILL GARRETT, Davidson County
Trans:T20170034683 DEEDQC
Recvd: 04/25/17 10:34 3 pgs
Fees:17.00 Taxes:0.00
20170425-0040392

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 20, 2017 THE GRANTOR(S),

- The James A. Zimmerle and Billie R. Zimmerle Revocable Living Trust, Wanda Graham and Margie F. Smith, Trustee,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- James A. Graham and Rhonda K. Graham, a married couple, residing at 6149 Eatons Creek Road, Joelton, Davidson County, Tennessee 37080

the following described real estate, situated in an unincorporated area in the County of Davidson, State of Tennessee:

Legal Description: Located in the 14th, formerly 24th, civil district of Davidson County, Tennessee, more particularly described as follows: Beginning in the center of Eaton's Creek Road (northeast corner of Ernest's Zimmerle's 1.68 acre tract); thence West 256 feet to an iron pin in Ernest Zimmerle's North line; thence North 341 feet to an iron pin , A.R. Zimmerle's North Line and Yunker's South Line; thence South 88 deg. East 273 feet to a point in the East boundary of Eatons Creek Road; thence South 3 deg. 15' West 333.5 feet to the point of beginning, containing 2.04 acres, according to the survey of C.J. Carney, Surveyor, dated May 20, 1961. Being the same property acquired by Grantors by Deed of record in Deed Book 3226 page 535, of the Real Property Records of Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

heir of estate

Tax Parcel Number: 021 00 0 174.00

Mail Tax Statements To: (New Owner)
James A. Graham and Rhonda K. Graham
6149 Eatons Creek Road
Joelton, Tennessee 37080

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4-25-17

Wanda Graham Margie F. Smith

Wanda Graham and Margie F. Smith, Trustee on behalf of The James A. Zimmerle and Billie R. Zimmerle Revocable Living Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 25 day of April, 2017, before me personally appeared Wanda Graham and Margie F. Smith on behalf of The James A. Zimmerle and Billie R. Zimmerle Revocable Living Trust, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Laura Flory
Notary Public

LAURA FLORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2018

HR
Title (and Rank)

My commission expires 11/5/18

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Wanda Graham Margie F. Smith
Affiant
Affiant's Name: Wanda Graham
Margie F. Smith