BILL GARRETT, Davidson County
Trans:T20170045765 DEEDQC
Recvd: 05/30/17 15:28 2 pgs
Fees:12.00 Taxes:0.00
20170530-0053624

**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

## QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Rhonda E. Collins<br>Darian E. Williams<br>2116 Quail Ridge Dr.<br>Nashville, TN 37207 | New Owner | 16-10-1 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rhonda E. Collins FKA Rhonda E. McClain, A Married Woman,** by these presents do hereby quitclaim and convey unto **Rhonda E. Collins, A Married Woman and Darian E. Williams, A Married Man,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee being the southerly 66.67 feet front and rear of Lot 219 on the Map of Maplewood Heights Second Subdivision of record in Book 547, Pages 103 and 104, Register's Office for Davidson County Tennessee.**

**Said part of lot fronts 66.67 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line in the rear.**

**Being the same property conveyed to J.C. Phillips and wife, Virginia R. Phillips by deed from M.H. Webb and wife, Ida Nell Webb of record in Book 4042, Page 9, said Register's Office. The said J.C. Phillips having since died.**

**Being the same property conveyed to Rhonda E. McClain, Unmarried, by Warranty Deed from Virginia Phillips, Unmarried, of record in Book 10238, Pages 516-517, in the Register's Office for Davidson County, Tennessee, dated October 18, 1996 and recorded October 28, 1996.**

**This is improved property also known as 4014 Hutson Avenue, Nashville, TN 37216.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30TH day of May, 2017.

Affiant

My commission expires: (Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28TH day of May 2017.

Rhonda E. Collins

**Rhonda E. Collins**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rhonda E. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28TH day of May 2017.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

My Commission Expires:

Carmen Coats

Notary Public

James Collins, Jr., spouse of Rhonda E. Collins, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. The said John Smith having no personal liability for the repayment of the loan secured by this instrument, or the covenants and warranties of this instrument.

**James Collins, Jr.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Collins, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28TH day of May 2017.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

My Commission Expires:

Carmen Coats

Notary Public