QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170052102 DEEDQC
Recvd: 06/19/17 12:10 2 pgs
Fees:12.00 Taxes:0.00
20170619-0061231

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
5115 Maryland Way
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna Jean Cox	Same	MAP 103-10
(NAME)	(NAME)	PARCEL 111.00
812 Neartop Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Edna Jean Cox, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto to Edna Jean Cox for life and thereafter to Russell Anthony Zavitson and his heirs in fee simple, all of Grantor's right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section 3, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 25, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 18 fronts 80 feet on the easterly side of Neartop Drive and runs back between parallel lines 158 feet to a dead line.

BEING the same property conveyed to Edna Jean Cox, unmarried, by Warranty Deed from Ira C. Waddey, Jr. and Ann M. Waddey, of record in Instrument No. 20140206-0010610, Register's Office for Davidson County, Tennessee.

[Description Reference: The description is the same as that used in the last deed prior to this transaction.]

This is improved property, known as **812 Neartop Drive, Nashville, TN 37205.**

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

This instrument was prepared by information furnished by the parties herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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

Witness my hand this 19th day of June 2017.

Edna Jean Cox

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edna Jean Cox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of June 2017.

Commission expires: 5-5-19

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., PLLC
5115 Maryland Way
Brentwood, Tennessee 37027