File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170054446 DEEDQC
Recvd: 06/26/17 11:44 2 pgs
Fees: 12.00 Taxes: 0.00
20170626-0063987

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
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, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay B. Ronveaux and Richard C. Ronveaux	Same	159 00 0 205.00
(NAME) 1245 Old Hickory Blvd	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kay B. Ronveaux and Richard C. Ronveaux

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kay B. Ronveaux and husband Richard C. Ronveaux,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division, James N. Stansell, Jr. Property of record in Book 6200, Page 96, amended in Book 6250, Page 534, (erroneously shown as Plat 6250, page 584 in former deeds) Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description but excluded from the conveyance is a portion of land conveyed to the State of Tennessee, which is recorded in Instrument No. 20010517-0051416, Register's Office for Davidson County, TN, as follows:

Beginning at the point of intersection of the existing south margin of SR 254 and the southeast boundary of the Nancy P. McCullough property; thence with said existing margin easterly 78 feet, more or less, to a point; thence with the northwest boundary of the Gilbert B. Bosse, Jr. property south 39 deg. 56 feet 16 inches west 95.81 feet to a point, said point being 105.594 feet right of SR 254 proposed centerline station 8+406.593; thence with the proposed south margin of said road south 89 degrees, 53 feet 3 inches west 84.97 feet to a point, said point being 119.222 feet right of SR 254 proposed centerline station 8+400.592; thence with the said southeast boundary north 39 degrees, 57 feet 34 inches east 108.27 feet to the point of beginning, containing 0.152 acres and being part of the same property conveyed by a Joint Venture of G.M. Builders, Inc. and F.P.C. Properties to G.M. Builders, Inc. as of record in Book 6858, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kay B. Ronveaux and Richard C. Ronveaux by deed from Charles E Jones and wife Alisha Dawn Jones, of record in Instrument No 20141217-0115474, Register's Office for said County, dated December 12, 2014, and Recorded on December 17, 2014

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

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.

unimproved ☐

This is improved ☒ property, known as 1245 Old Hickory Blvd Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 14 day of June, 2017.

Kay B. Ronveaux

Richard C. Ronveaux

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kay B. Ronveaux and Richard C. Ronveaux the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14 day of June, 2017.

Commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.