BILL GARRETT, Davidson County
Trans: T20170063857 DEEDQC
Recvd: 07/25/17 16:07 2 pgs
Fees: 12.00 Taxes: 0.00

20170725-0075339

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THIS INDENTURE, made this 5th **day of** July, **20**17, **between** Nancy Burkepile, **hereinafter referred to as "Grantor", and** 1054 Due West Ave Trust, **hereinafter referred to as "Grantee" (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits).**

WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto said Grantee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947.

Beginning at a point in the North margin of Due West Avenue at the corner of Lot Nos. 4 and 5; thence with the line between said lots northerly 529.63 feet to a point; thence easterly 100 feet to the corner of Lot Nos. 5 and 6; thecne with the line between said lots southerly 518.05 feet to the North margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the beginning.

Being the same property conveyed to Arthur C. LaFever, Larry W. LaFever, and Tina L. LaFever by deed from Arthur C. LaFever, Executor of the Estate of Chester A. LaFever, Jr.,, of record in Instrument Number, 20121121-0107663 Register's Office for said County. Deed Reference 20150309002014 and 20151223-0129246 ✱ (continued)

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 1054 New Due West Avenue, Madison, Davidson County, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~**TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.**~~

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

Personally appeared before me, Nancy Burkepile who proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained

Witness Eva Huffine (Seal)

Witness Marie Nethery (Seal)

Grantor: Nancy Burkepile (Seal)

Grantor: (Seal)

KAREN H. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen H Brown Comm Exp 11-5-18
Notary Public
(SEAL)

© 1992-2008 Trust Associates – 4426-B Hugh Howell Road, Suite 200, Tucker, GA 30084 Phone: 770-939-8283 Fax: 770-939-3177 www.LouisBrown.com (Rev. 04/08) – Form BSH-1514 – S

★ At this point Nancy Burkepile is the wife of D (Daniel K.) Burkepile. In Warranty Deed instrument number 20151223-0129246 Nancy Burkepile's name was omitted as a Grantor. This Quit Claim Deed is now conveying any interest that Nancy Burkepile held to the 1054 Due West Ave Trust.

New owner and send Tax bills to
1054 Due West Ave Trust
P.O. Box 60957
Nashville, TN 37206
Map and Parcel Number: 050-04-0 010.00

Prepared by Tina LaFever, 1066 Due West Ave N. Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tina LaFever, Affiant
Subscribed and sworn before me this the
25th Day of July, 2017.
S. Chandler, Deputy Register