17-0250

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170065400 DEEDQC
Recvd: 07/31/17 12:15 3 pgs
Fees:17.00 Taxes:0.00

20170731-0077343

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Thomas Bates Norma Bates 8208 Greenvale Ct. Nashville, TN 37221	Same As New Owner	155-15-23.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Thomas Bates and wife, Norma Bates, tenants by the entirety, owning a two-thirds (2/3) undivided interest and Benjamin Bates, owning a one-third (1/3) undivided interest as tenants in common**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Thomas Bates and wife, Norma Bates**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Lot 42:
Being lot 42 on the plan of Natchez Trace Estates, Section No. 2 as of record in Book 4675, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Lot 37:
Being a part of Lot No. 37 on the plan of Natchez Trace Estates, Section 2, as of record in Book 4675, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point 302.18" from the centerline of Greenvale Drive and being the southwesterly most corner of Lot No. 42 of Natchez Trace and proceeding N 34° 56' E, 165.30' along the most westerly line of Lot No. 42; thence N 85° 58' 12" W, 36.67' along the most northerly line of Lot No. 37 of Natchez Trace Estates, Section 2; thence S 22° 43'40" E, 149.78' to the beginning, containing 2600 square feet more or less.

Being the same property conveyed to Thomas Bates and wife, Norma Bates, tenants by the entirety, owning two-thirds (2/3) undivided interest and Benjamin Bates, owning a one-third (1/3) undivided interest as tenants in common by Warranty Deed from Marie Herndon, unmarried, dated August 9, 2006 filed of record in Instrument Number 20060814-0100129, in the Register's Office of Davidson County, Tennessee.

This is improved property located at **8208 Greenvale Ct., Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 24 day of June, 2017.

Thomas Bates

Norma Bates

Benjamin Bates

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Norma Bates**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 24 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Thomas Bates**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 24 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared **Benjamin Bates**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 24 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this ____ day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
9-16-20