BILL GARRETT, Davidson County
Trans:T20170071555 DEEDQC
Recvd: 08/17/17 12:49 2 pgs
Fees:12.00 Taxes:0.00
20170817-0084642

**This instrument prepared by:**
Paul T. Housch, Esq. BPR#11538
Suite 310 222 Second Avenue North
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Vivian C. Sanders | (NAME)<br>Same as new owner | Map & Parcel<br>06404003700 |
| (STREET ADDRESS)<br>213 Lake Cove | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Old Hickory TN 37138 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Peggy Charlene Brewer, a married person,** the Grantor, does hereby quitclaim and convey unto the said, **Vivian C. Sanders, an unmarried person,** the Grantee herein, her successors, heirs and assigns, all of her right, title and interest in and to the following:

**Land in Davidson County, Tennessee, being Lot No. 5A, Zone Lot Division, Lot 5 on the Plan of Lake Country, as of record in Plat Book 5800, page 351, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete legal description.**

**Being the same property conveyed to Peggy Charlene Brewer by Quitclaim Deed from Barbara D. Zettlemoyer, a single woman, of record in Instrument No. 20101229-0103104, Register's Office of Davidson County, Tennessee, and corrected by Scrivener's Affidavit recorded in Instrument No. 20110519-0038315, said Register's Office.**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Subscribed and sworn to before me this the 17th day of August 2017

PAUL T. HOUSCH
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson County

Affiant

Notary Public

My commission expires: 5/8/2018
(Affix Seal)

This is improved property with address of 213 Lake Cove, Old Hickory, Tennessee 37138

This Quitclaim Deed is subject to the following:

a. 2017 real property taxes, a lien, but not yet due and payable.
b. Deed of Trust recorded in Instrument No. 20050607-0065054 Register's Office of Davidson County, Tn. from Barbara D. Zettlemoyer, a single person, to Mary Frances Rudy, Trustee

securing American Home Mortgage in the amount of $71,100.00, payable as therein specified.

c. All matters shown on the plan of record in Book 5800, page 351, said Register's Office.

d. Restrictive Covenants Book 6095, page 656, Book 6213, page 620, and notes on plat of record in Book 5800, page 351, Register's Office of Davidson County, Tennessee.

The herein described property is not the principal residence of the Grantor.

Grantor and Grantee hereby acknowledge that this Quitclaim Deed is being executed in settlement of the cause of action evidenced by that Notice of Lien Lis Pendens and Abstract of Suit recorded in Instrument No. 20160617-0061834, Register's Office of Davidson County, Tennessee. Furthermore, Grantee joins in the execution of this Quitclaim Deed to evidence her assumption of the hereinabove referenced Deed of Trust.

Witness my hand this 17 day of August, 2017.

Peggy Charlene Brewer

PAUL TOBY HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Peggy Charlene Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17th day of August, 2017.

My commission expires: 5/8/2018

Notary Public

PAUL TOBY HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Vivian C. Sanders

PAUL TOBY HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Vivian C. Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17th day of August, 2017.

My commission expires: 5/8/2017

Notary Public

PAUL TOBY HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY