Box 14
G30040-4

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170074274 DEEDQC
Recvd: 08/25/17 10:40 2 pgs
Fees:12.00 Taxes:0.00
20170825-0087520

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 24th day of August, 2017.

Notary Public

My commission expires:

SHERRI D. HOLLARS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
(AFFIX SEAL)
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Todd Baldree	"NEW OWNER"	104-12-0-299.00
1724 Villa Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stuart Wilder, III and wife, Susan L. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Todd Baldree, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 65 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 65 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines, along the northerly margin of Belcourt Avenue, 159.37 feet to an alley.

INCLUDED in the above description BUT EXCLUDED therefrom is that portion conveyed to The Nashville Housing Authority by Deed from Howard Thomas Primm and wife, Edythe M. Primm, dated November 11, 1966, of record in Book 4077, Page 127, Register's Office for Davidson County, Tennessee.

THIS deed intends to convey to the Grantee that thin parcel or sliver of land which is located along the northern margin of Wedgewood Avenue running between the eastern margin of Villa Place and running easterly to the western margin of an alley, which is sometimes referred to as Alley 436. The northern boundary of the subject property is also the southern boundary of the property which was separately conveyed to the Grantors by deed recorded as Instrument No. 20030529-0072300, Register's Office for Davidson County, Tennessee, to which separate deed reference is hereby made. The interest conveyed is a tenant in common interest, with the other tenant in common interest(s) being held by third parties.

BEING the same property conveyed to Stuart Wilder, III and Susan L. Allen, husband and wife by Deed dated May 28, 2003, from Monica D. Edwards, Conservator of the person and estate of Charlotte Ann Primm, as to a one-third interest, of record in Instrument No. 20030529-0072299, Register's Office for Davidson County, Tennessee. The said Addie Pepper and Evelyn P. Johnson, or their heirs and assigns, still own and retain a 2/3 interest in said property.

This is Unimproved (X) property, known as: **1724 Villa Place, Nashville, TN 37212**

Witness my/our hand(s) this **24th** day of **August, 2017.**

Stuart Wilder, III

Susan L. Allen

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 **Stuart Wilder, III and Susan L. Allen, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **August, 2017.**

Notary Public

My Commission Expires: 1/17/21

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019