Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20170905-0091083

Commitment Number: 17-07-231fst

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Eugenia H. Wright and **Benjamin L Wright III**, 6464 Holt Road Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181-000-115.00

QUITCLAIM DEED

Eugenia H. Wright, unmarried, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Eugenia H. Wright** and **Benjamin L Wright III**, mother and son, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **6464 Holt Road, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey by Harold F. Morris, Surveyor, dated October 4, 1968, and being more particularly described as follows: Being Tract 13 of the Marvin Moore Farm Subdivision, an unrecorded subdivision, beginning at a point in the north right-or-way margin of Holt Road, said point being 1,650.0 feet, more or less, of Nolensville Road and further described as the common boundary of herein described Tract 13 and 14; thence North 10 deg. 31 min.42 sec. East 499.56 feet to a point; thence North 89 deg. 37 min 59 sec. East 40.00 feet to a point; thence South 85 deg. 02 min. 54 sec. east 187.72 feet to a point; thence South 46 deg. 41 min. 16 sec. East 58.84 feet to a point; thence South 0 deg. 48 min. 08 sec. West 509.40 feet to a point in the north margin of Holt Road;

thence with the said north margin of Holt Road North 78 deg. 43 min. 20 sec. West 272.19 feet to the beginning of a curve to the left having a radius of 6,976.18 feet; thence with said curve for a distance of 89.28 feet to the point of beginning, containing 3 acres, more or less.

DERIVATION CLAUSE

Being all the premises conveyed to Eugenia H. Wright, from Benjamin L. Wright, Jr., by deed dated January 10, 2011, recorded January 27, 2011, in Instrument No. 20110127-0007451, in the Official Public Records of Davidson County, State of Tennessee. Tax ID No. 181-000-115.00
Property Address is: 6464 Holt Road Nashville, TN 37211

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on August 25, 2017:

Eugenia H. Wright

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 25, 2017 by **Eugenia H. Wright** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Exp: 6-20-2021

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 5th day of September, 2017.

Notary

NOTARIAL SEAL
STATE OF OHIO

HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19

True Copy Certification

I, Melissa Wunderle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of OHIO

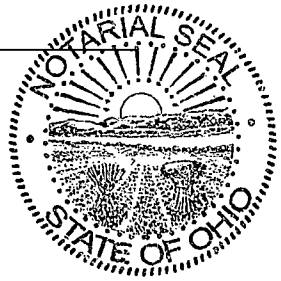
County of CUYAHOGA

Personally appeared before me, Heidi A. Meehan, a notary public for this county and state, Melissa Wunderle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19