NEW OWNER:
Judith A. Valentine
P.O. Box 1051
Goodlettsville, TN 37070

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 17-0125

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
Parcel 1: 61-03-203
Parcel 2: 52-1-133
Parcel 3: 044-11-0-014.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith A. Valentine f/k/a Judith A. Weick**, does hereby convey her interest in the below property unto **Judith A. Valentine and Thomas A. Stueck, as joint tenants with rights of survivorship**, their heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Parcel 1—

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, July 9, 1950, as follows:

Beginning on the southerly margin of a 50-foot unnamed road, at a point 10 feet west and along a curve with a radius of 162 feet from the northwest corner of the property conveyed to Erne R. Biggs and wife, by deed from A.J. Coleman and wife, of record in Book 1640, page 589, said Register's Office; thence with the southerly margin of said road on a curve with a radius of 162 feet, southwesterly 52.5 feet and continuing with said road on a curve with a radius of 269 feet, southwesterly 46 feet, in all 92.5 feet; thence South 1 degrees 30 minutes West 174 feet to an iron stake in the northerly line of the Smith property; thence with said line, South 88 degrees 30 minutes East 90 feet to a point North 88 degrees 30 minutes West 260 feet from the westerly margin of Gallatin Road; thence North 1 degrees West 200 feet, more or less, to the beginning.

Being the same property conveyed to Judith A. Weick n/k/a Judith A. Valentine by deed from Marcia J. McKelvey, unmarried, dated August 31, 2001 and of record in Instrument No. 20010904-0095452, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1022 Joyce Lane, Nashville, TN 37216.

Bill Garrett Davidson County
Batch# 39 DEEDQC
09/11/2017 09:15:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00

1

20170911-0092738

Parcel 2—

Land in Davidson County, Tennessee, being Lot No. 12 of Block "F" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 is described as beginning at a point in the east margin of Idlewild Avenue, the common corner of Lot Nos. 11 and 12; thence with the line between said lots, easterly 138.9 feet to a dead line being the west line of the Chadwell property; thence with the line of said property North 55 feet to the south margin of Harris Street; thence with the margin of said Street. Westerly 118.8 feet to a point, the beginning of a curve at the intersection of Harris Street and Idlewild Avenue, thence around said curve with a radius of 20 feet, in a southwesterly direction to a point in the east margin of Idlewild Avenue, thence with the margin of the same, southerly to the beginning.

Being the same property conveyed to Judith A. Weick n/k/a Judith A. Valentine by warranty deed from Julia J. Craven, a single woman, dated March 15, 2001 and of record in Instrument No. 20010327-0029023, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 501 Idlewild Avenue, Madison, TN 37115.

Parcel 3—

Being Lot No. 155, Section A on the plan of Village of Old Hickory, of record dated July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, fronting 52 feet on Orchard Drive, containing 0.28 acres more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and two (2) special easements, one (1) ten (10) feet wide or less, for sewer and electric and/or telephone cable and one (1) five (5) feet wide for sewer, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto; and,

Being the west four feet of Lot No. 156, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, in the Register's Office for Davidson County, Tennessee, containing 0.01 acres, more or less.

Subject to and/or reserving one (1) special easement ten (10) feet wide, more or less, for sewer and electric and/or telephone cable; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto.

Being the same property conveyed to Judith A. Valentine by Quitclaim Deed from A.I.D. Revocable Trust, dated May 9, 2013, as amended, Susan I. Martin, Trustee, dated January 9, 2016 and of record in Instrument No. 20160114-0003929, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 102 Orchard Drive, Old Hickory, Tennessee 37138.

WITNESS SIGNATURE(S) this 7th day of September, 2017.

Judith A. Valentine

Judith A. Valentine

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Judith A. Valentine**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2017.

Carolyn M Christoffersen

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/03/2017

****

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

Tonya Bohannon

Affiant

Sworn to and subscribed to before me, this the 7th day of September, 2017.

Carolyn M Christoffersen

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/03/2017