201709190095599

QUITCLAIM DEED

File #17448

Bill Garrett Davidson County
Batch# 2079 DEEDQC
09/19/2017 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20170919-0095599

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Wiltshire	New Owner	07001005100
(NAME)	(NAME)	
652 Harpeth Knoll		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William H. F. Wiltshire,** HEREINAFTER CALLED THE GRANTOR BY THESE PRESENTS DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO **Cynthia D. Wiltshire,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, being Lot No. 244 on the Plan of Harpeth Park Subdivision Section 2, of record in Book 3700. Page 129, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point on the southerly margin of Harpeth Knoll Court at the comer of Lots Nos. 243 and 244; thence with the line between and said two lots Southeasterly 195.5 feet to a point; thence Westerly 194.8 feet to the Easterly margin of Harpeth Knoll Road; thence with said margin Northerly 95.8 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Northeasterly 36.77 feet to the Southerly Margin of Harpeth Knoll Court: thence with said margin Easterly 85.7 feet to the point of beginning.

Being the same property conveyed to William H. F. Wiltshire, unmarried, and Cynthia D. Page, unmarried, as Joint Tenants with the Right of Survivorship by Special Warranty Deed from PMI Mortgage Insurance Co., an Arizona Corporation, by Fairbanks Capital Corp., as Attorney-in-Fact dated February 10th 2004 and recorded March 8th 2004 record in Instrument No. 20040308-0026390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 652 Harpeth Knoll, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 1st day of September, 2017.

William H. F. Wiltshire

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William H. F. Wiltshire, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2017.

Notary Public Shiela Blanchard

My Commission Expires: My Commission Expires September 19, 2018

SHIELA BLANCHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017