Bk 29

Bill Garrett Davidson County
Batch# 7812 DEEDQC
10/03/2017 12:44:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171003-0101280

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 07204030800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Lori Martin Smith, Leslie Martin Hubbell and Lisa M. Earls , heirs to the Estate of Raymond C. Martin,** does hereby quitclaim and convey unto **Ronald E. Earls and wife, Lisa M. Earls**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Ronald E. Earls and wife, Lisa M. Earls and Raymond C. Martin and wife, Dorothy C. Martin, by deed from Carol D. Bumpus, dated April 17, 2000, and filed in Instrument No. 20000419-0039361, said Register's Office. The said Dorothy C. Martin having died in 2006 with her interest being vested in Raymond C. Martin as surviving tenant by the entirety. The said Raymond C. Martin having died intestate on September 15, 2016, with title vesting in his heirs at law, Lori Martin Smith, Leslie Martin Hubbell and Lisa M. Ears pursuant to Affidavits of Heirship filed at Instrument Nos. 20171003-0101278 and 20171003-0101279, said Register's Office.

This is improved property known as: 1439 McAlpine Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 19th day of Sept., 2017.

Lori Martin Smith

Leslie Martin Hubbell

Lisa M. Earls

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 **Lori Martin Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of Sept., 2017.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public
My Commission Expires: 3/6/18

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 **Leslie Martin Hubbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of September, 2017.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public
My Commission Expires: 3/6/18

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 **Lisa M. Earls**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 26 day of Sept., 2017.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public
My Commissin Expires: 3/6/18

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 26 day of Sept., 2017.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public
My Commission Expires: 3/6/18

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NEW OWNER(S)
Mr. & Mrs. Ronald E. Earls
1439 McAlpine Avenue
Nashville, TN 37216

SEND TAX BILL TO:

New Owner

EXHIBIT "A" **GF#: 20805**

Legal Description

Being all of Lot No. 1 and the southeasterly parts of Lots No. 2 and 28 of Block "C" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee described together as follows:

Beginning at the intersection of the westerly margin of McGavock Avenue and the northeasterly margin of McAlpine Avenue; thence with the northeasterly margin of McAlpine Avenue, northwesterly 215 feet to the corner of the property conveyed to Zack O. Myers by Deed from the Bransford Realty Company of record in Book 1117, page 350, said Register's Office; thence with said Myers' southeasterly line, northeastwardly 61 feet, more or less, to the line between Lots No. 1 and 28 at a point 2 feet south of the corner of Lots No. 1 and 2; thence with said line, northwardly 2 feet into the corner of Lots 1 and 2; thence northeastwardly 72.8 feet, more or less, to the line between Lots 2 and 3; thence with said line, southeastwardly 102.3 feet to the westerly margin of McGavock Avenue; thence with said Avenue, southwardly 187 feet to the beginning.