THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

Bill Garrett Davidson County
Batch# 14373 DEEDQC
10/17/2017 11:03:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171017-0106274

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for the transfer is $-0-.

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 15th DAY OF September, 2017.

Notary Public
My Commission Expires: 7.2.18
(AFFIX SEAL)

FROM:	**TO:**
Eunice Hardin, unmarried	**Eunice Hardin and Adrian Hardin, Sr. both unmarried**

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
Eunice Hardin	**Eunice Hardin**	**PARCEL ID #**
758 Lynnwood Ave.	**758 Lynnwood Ave.**	**10506016000**
Nashville, TN 37203	**Nashville, TN 37203**	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Eunice Hardin, unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Eunice Hardin and Adrian Hardin, Sr., both unmarried, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 758 Lynnwood Ave., Nashville, TN 37203 , ____ Unimproved/ X Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 15th day of September, 2017.

GRANTORS -

Eunice Hardin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Eunice Hardin, 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 at office, this 15th day of September, 2017.

My commission expires: 7.2.18

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Legal Description / Exhibit A

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No.16 on the Highland Garden Plan of Lots, as of record in Book 57, Page 118, Register's Office for said County, and a strip of ground 30 feet wide between lots 16 and 17 in said plan, formerly used by the Overland Railway Company as its right-of-way, described as follows:

Beginning at the southwest corner of Lot No. 17 in said Highland Garden Plan on the north margin of Lynwood Avenue, and running northerly with the west line of Lot No. 17, 135.5 feet, more or less, to an alley; thence westwardly with the southerly margin of said alley 42 feet to a point; thence southerly 135 feet and 6 inches, more or less, to the northerly margin of Lynwood Avenue; thence with said margin easterly 45 feet to the point of beginning.

Being the same property conveyed to Eunice Hardin and Adrian Hardin, Sr., as joint tenants with rights of survivorship, by Quitclaim Deed from Eunice Hardin of record in Instrument 20130222-0017947, said Register's Office, dated February 21, 2013. And being the same property conveyed to Ernest R. League and wife, Henrietta League by deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin of record in Book 4425, Page 975, said Register's Office. The said Henrietta League died October 12, 1997 and title vested in Ernest R. League, as surviving tenant by the entirety. The said Ernest R. League died intestate on December 7, 1998, leaving Eunice Hardin as Sole Heir. Reference is also made to Affidavit of Heirship of record in Instrument 20130222-0017946, said Register's Office.