Bill Garrett Davidson County
Batch# 18146 DEEDQC
10/25/2017 12:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171025-0109498

QUITCLAIM DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Angela Batson
Affiant

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

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Stephen Vivrett	**Stephen Vivrett**	**11D 29760**
(Name)	(Name)	**34-13**
208 Aurora Ave.	**208 Aurora Ave.**	
(Address)	(Address)	**213**
Madison, TN 37115	**Madison, TN 37115**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Ruth Ann Vivrett, an unmarried woman**, hereinafter referred to as Grantor, hereby quitclaims to **Stephen Vivrett, an unmarried man,** hereinafter referred to as Grantee, his heirs and assigns forever, all of her right, title and interest in the following described real estate, located in Davidson County, Tennessee, to wit:

Being Lot No. 7 on the Plan of Edgemeade Farm, of record in Book 3600, page 69, Register's Office for said County, and being part of a resubdivision of Lots Nos. 29, 30, 31, and unnumbered lot of Edgemeade Farm, of record in Book 547, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Said Lot No.7 fronts 60 feet on the southerly side of Aurora Avenue, and runs back between lines 172.5 feet on the easterly side and 143.4 feet on the westerly side to a broken line in the rear on which it measures 76.3 feet thereon.

Being the same property conveyed to Emmett D. Vivrett and wife, Maragreat P. Vivrett by Warranty Deed from Mary Kaye Merrell Denny et vir, Sammy Denny dated September 13, 1977 and recorded September 15, 1977 in Book 5197, Page 14, in said Register's Office for Davidson County, Tennessee. The said Emmett D. Vivrett and Margagreat P. Vivrett were divorced pursuant to the *Final Decree* entered in the Second Circuit Court for Davidson County, Tennessee on October 7, 1981 in Docket No. 81D-2208. Pursuant to said *Final Decree*, the parties became vested in this real property, upon their divorce, as tenants-in-common with a caveat that if either party dies before the home is sold, that party's share will pass to the minor child of the parties. As set out in the Final Decree of Divorce, the parties only had one minor child, said child being

Stephen Vivrett. Maragreat P. Vivrett died intestate and unmarried, having never remarried since her divorce from Emmett D. Vivrett, on September 11, 2012, leaving Stephen Vivrett as her sole heir at law. Emmett D. Vivrett continued to own the home, as tenants in common with his son, Stephen Vivrett, until his death on July 5, 2016. Emmett D. Vivrett died intestate, leaving Stephen Vivrett and his wife, Ruth Ann Vivrett, as his heirs at law. Ruth Ann Vivrett joins in this conveyance in order to convey any interest she may have in this property by virtue of her marriage to Emmett D. Vivrett.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 208 Aurora Ave., Madison, TN 37115.

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 25th day of September, 2017.

Ruth Ann Vivrett

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 Ruth Ann Vivrett, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25 day of September, 2017.

NOTARY PUBLIC

My commission expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY