Bill Garrett Davidson County
Batch# 20038 DEEDQC
11/01/2017 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171101-0111932

Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC DEARBORN COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. TENNESSEE TITLE SERVICES, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

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

Notary

Commission Expires: 3/3/21

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Wallace Parks		
890 Idlewild Drive	**NEW OWNER**	**052-05-0-253.00 &**
Madison, TN 37115		**052-05-0-209.00**

FOR AND IN 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 ACKNOWLEDEGED, I, **Bonney Parks, unmarried,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL HIS RIGHT, TITLE AND INTEREST UNTO, **Wallace Parks, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 described as follows, to-wit:

Being Lot No. 3 and the westerly part of Lot No. 2 as shown on the survey of part of Lot 10 of the Subdivision of Lots Nos. 35, 36 and 37 of the subdivision of part of H. B. Chadwell Tract, of record in Book 547, Page 60, and according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows:

Beginning at an iron pin, the southeast corner of the property conveyed to Nashville Boys Club, Inc., by deed of record in Book 4335, page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67° 51' 25"

W, from an iron pin set on the west line of Lot No. 31; thence N 67° 51' 25" W, a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20° 38' 25" E, a distance of 82.92 feet to an iron pin; thence S 66° 24' 22" E, 118.20 feet to an iron pin; thence N 28° 41' 51" E, 25.0 feet to an iron pin; thence S 68° 00' 33" E, 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with such centerline S 26° 30' 00" W, 31.5 feet to the beginning of a curve to the right; thence with said curve southwesterly 31.0 feet, more or less, to a point; thence leaving said- driveway centerline S 21° 52' W, 45.5 feet to the beginning.

Together with the easement for ingress and egress to Idlewild Drive of record in Book 4900, page 743, said Register's Office.

Being the same property conveyed to Wallace Parks and wife, Bonney Parks, by Warranty Deed from Susan I. Yarlett, a married woman, dated February 25, 2015, and recorded March 6, 2015, of record in Instrument No. 20150306-0019296, in the Register's Office for Davidson County, Tennessee. The said Wallace Parks and Bonney Parks having since divorced.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 890 Idlewild Drive, Madison, TN 37115.

Whenever 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 20 day of October, 2017

Bonney Parks

STATE OF California
COUNTY OF Tulare

Personally appeared before me, a Notary Public of said County and State, **Bonney Parks**, the within named bargainor(s), ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Exeter (city), California (state), this 20 day of October, 2017.

Notary Public

Commission Expires: 3/9/18

S. J. SANCHEZ
COMM. # 2057390 MFG. MGC 1
NOTARY PUBLIC
CALIFORNIA
TULARE COUNTY
MY COMM. EXPIRES MARCH 9, 2018

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY