Bill Garrett Davidson County
Batch# 21675 DEEDQC
11/03/2017 09:06:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171103-0112921

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Thomas F. Cleveland, Jr. and Eva S. Cleveland, Trustees, Cleveland Family Revocable Living Trust Agreement
415 Sunnyside Drive
Nashville, TN 37205

Send Tax Bills To:
New Owners

Map and Parcel No.
Map 116-11
Parcel 29
F.B. BM3835

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Thomas F. Cleveland and wife, Eva S. Cleveland,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Thomas F. Cleveland, Jr. and Eva S. Cleveland, Trustees, Cleveland Family Revocable Living Trust Agreement dated October 20, 2017** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 17-A and the northerly 7 feet front and 3 feet 5 inches rear of Lot No. 17-B of Block "D" on the plan of Honeywood Subdivision of the Malone Estates, not of record, described as follows:

Beginning on the westerly margin of Sunnyside Drive at a point 1199 feet 9 inches south of the southerly margin of Malone Avenue, being the southeast corner of the property conveyed to Everett M. Clayton and wife, by deed from Mary Cornelia Malone, et al, of record in Book 1300, page 440, Register's Office for said County; thence with said Clayton's southerly line, westwardly 247 feet to the northeast corner of Lot No. 4; thence with the easterly line of said Lot No. 4, southwardly 90 feet; thence eastwardly 234 feet, more or less, to the westerly margin of Sunnyside Drive; thence with said drive, northwardly 150 feet to the beginning.

Being the same property conveyed to **Thomas F. Cleveland and wife, Eva S. Cleveland**, by Warranty Deed dated May 26, 1992, from **Gayley Atkinson Patterson, married**, recorded in Book 8635, Page 728, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) All matters appearing on the Plan of Honeywood Subdivision of the Malone Estates, not of record.

**Thomas F. Cleveland** and **Thomas F. Cleveland, Jr.** are one and the same person.

This is improved property known as: **415 Sunnyside Drive, Nashville, TN 37205.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 20th day of October, 2017.

**Thomas F. Cleveland**

**Eva S. Cleveland**

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 **Thomas F. Cleveland**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2017.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

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 **Eva S. Cleveland**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2017.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of October, 2017.

Notary Public

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY