QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 23023 DEEDQC
11/07/2017 09:18:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20171107-0114291

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of October 2017.

Notary Public

MY COMMISSION EXPIRES: 5-17-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mahlon W. Stovall and Miriam L. Stovall, Trustees of the Stovall Family Living Trust	Same	106 15 0 037.00
(NAME)	(NAME)	
916 Deervale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mahlon W. Stovall and wife, Miriam L. Stovall, ("Grantors"), of Davidson County, Tennessee, do hereby bargain, sell, remise, release, quit claim and convey unto Mahlon W. Stovall and Miriam L. Stovall, Trustees of the Stovall Family Living Trust, dated October 31, 2017, and any amendments thereto, all of Grantors' right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, described as follows to wit:

Being lot No. 36 on the plan of Hill-N-Dale Ares, as of record in book 2900, pages 33 and 34, Register's Office for said County.

Said lot No. 36 fronts 150 feet on the northeasterly side of Deervale Drive and extends back 276 feet on the northwesterly line and 269.8 feet on the southeasterly line to a dead line, which is a broken line, measuring 179 feet thereon.

Being a part of the real property conveyed to Hayden Christopher and wife, Helen W. Christopher by deed from Houston T. Ezell and wife, Mabel W. Ezell of record in Book 3256, Page 231, Register's Office of said County.

And further conveyed to Mahlon W. Stovall and wife, Miriam L. Stovall by deed from Hayden Christopher and wife, Helen W. Christopher of record in Book 3763, Page 233, Register's Office of said County.

This conveyance is made subject to ten-foot utility easement along rear line of premises, anchor easement at the corner of lots Nos. 36 and 37, 100-foot building setback line from Deervale Drive, and conditions of owners certificate, as shown on plan of record in book 2900, pages 33 and 34, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2959, page 213, said Register's Office.

[Description Reference: The description is the same as that used in the last deed prior to this transaction.]

SAID property is subject to such conveyances which may have affected the property conveyed herein and only conveys that land which can be shown by survey and or detailed title search, no warranty as to accuracy of description is implied or expressed.

SAID property is conveyed subject to such limitations, restrictions and encumbrances, as may affect the premises with no warranty expressed or implied, Grantor conveys only such interest as he/she may have.

This instrument was prepared by information furnished by the parties herein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as 916 Deervale Drive, Nashville, TN 37217

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.

Witness my hand this 31 day of October 2017.

Mahlon W. Stovall

Mahlon W. Stovall

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 Mahlon W. Stovall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of October 2017.

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission expires: 5-5-19

Witness my hand this 31 day of October 2017.

Miriam L. Stovall

Miriam L. Stovall

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 Miriam L. Stovall, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of October 2017.

Commission expires: 5-5-19

S. RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027