Bill Garrett Davidson County
Batch# 33083 DEEDQC
12/04/2017 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171204-0123614

QUIT CLAIM DEED

STATE OF Texas
COUNTY OF COLLIN
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10.00.

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 4th DAY OF December, 2017.

Notary Public

MY COMMISON EXPIRES:

(AFFIX SEAL)

Return to:

CARRINGTON TITLE SERVICES, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10011754

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422

THIS INSTRUMENT WAS PREPARED BY
CHARLES C DRENNON III – 999 S. SHADY GROVE RD SUITE #300, MEMPHIS, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEWART SOUTHARD	STEWART SOUTHARD ~~SAME~~	043 15 0 089.00
217 FARRIS AVE MADISON, TN 37115	217 FARRIS AVE MADISON, TN 37115	

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, **STEWART SOUTHARD, A/K/A STEWART R. SOUTHARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **STEWART SOUTHARD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NOS. 16 AND 17 ON THE MAP OF ROCK HILL SUBDIVISION OF BLOCK "A" OF THE PROPERTY OF MR. EMMA W. DISMUKES IN THE 11TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY EWELL ANDERSON, SURVEYOR, AUGUST OF 1945 AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF FARRIS AVENUE AT A POINT 650 FT. SOUTH OF THE PROPERTY CONVEYED TO MCHALE FARRIS AND WIFE, BY DEED FROM EMMA W. DISMUKES, OF RECORD IN BOOK 1244, PAGE 138, REGISTER'S OFFICE FOR SAID COUNTY, SAID POINT BEING THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 200 FT., THENCE SOUTHWARDLY 100 FT. TO THE CORNER OF LOTS NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 200 FT. TO THE EASTERLY MARGIN OF SAID AVENUE; THENCE WITH SAID AVENUE, NORTHWARDIY 100 FT. TO THE BEGINNING.

BEING THE SAME WHICH HOMECOMINGS FINANCIAL, LLC BY DEED DATED MARCH 28, 2008 AND RECORDED APRIL 1, 2008 IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN 20080401-0032612 CONVEYED UNTO STEWART SOUTHARD, A/K/A STEWART R. SOUTHARD, UNMARRIED.

Property known as, 217 FARRIS AVENUE, MADISON, TN 37115

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 25 day of NOV, 2017.

Stewart Southard A/K/A Stewart R. Southard
STEWART SOUTHARD, A/K/A STEWART R. SOUTHARD

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tina Kelley of the state and county mentioned, personally appeared **STEWART SOUTHARD, A/K/A STEWART R. SOUTHARD,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Tina Kelley
Notary Public

Printed Name: Tina Kelley

My Commission Expires: 10/23/2019

TINA KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

201712040123614

True Copy Certification

I, Carroll Owen, 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.

Carroll Owen
Signature

State of TEXAS

County of COLLIN

Personally appeared before me, LISA HANUS a notary public for this county and state, Carroll Owen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa Hanus
Notary's Signature

My Commission Expires: 05-14-2019
Notary' Seal (if on paper)

LISA HANUS
Notary Public, State of Texas
Comm. Expires 05-14-2019
Notary ID 130227422