Bill Garrett Davidson County
Batch# 57527 DEEDQC
02/12/2018 08:52:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180212-0013568

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant
NANCY ANN ANDERSON
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 2018

Notary Public Perry Garrett
MY COMMISSION EXPIRES: 1-06-2020
(AFFIX SEAL)

PERRY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
PHILLIP D. BARBER
ATTORNEY AT LAW
201 4TH AVENUE NORTH, SUITE 1270
NASHVILLE, TN 37219
615.310.9004

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Anthony Crow	**William Anthony Crow**	**No. 103 03 0 204 00**
5048 Regent Drive	**136 51st Street North**	
Nashville, TN 37220	**Nashville, TN 37209**	

(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE LOVE AND AFFECTION I HAVE FOR MY SON, WILLIAM ANTHONY CROW, THE GRANTEE, I, **NANCY ANN ANDERSON**, FOR OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GRANTOR, DOES HEREBY GRANT AND QUITCLAIM ALL INTEREST AND RIGHTS **RESERVING UNTO MYSELF A LIFE ESTATE**, TO HAVE AND TO HOLD UNTIL MY DEATH OR MY INABILITY TO CONTINUE TO LIVE ON MY OWN AND CARE FOR MYSELF, TO WILLIAM ANTHONY CROW, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot ("A"), on Plan of J. G. Edward's Subdivision. A Plat of said Subdivision is of record in Book 1835 – Page 17, said Register's

office, but said plat gives no dimensions to the lot described herein. Lot A is described according to a survey by G. J. Wilkinson, dated October 28, 1946, as follows:

Beginning on the easterly margin of 51st Avenue North, at a point 463.85 feet south of the southerly margin of Wyoming Avenue, being the corner of lots "A" and "B", thence with the line between said two lots eastwardly 158 feet to an iron pin, the common corner of lots "A", "B", "C" and "D"; thence with the line between lots "A" and "D", southwardly 53.15 feet to an iron pin, the northeast corner of Foxhall property thence with said Foxhall's northerly line, westwardly 158 feet to an iron pin in the easterly margin of 51st Avenue North; thence with said Avenue, northwardly 51.45 feet to the beginning.

Being the same property conveyed to J. R. Stewart and William T. Hardy by deed from Howard Lee Jones, Administrator of the Estate of C. Lester Kellough and only heir-at-law, of record in Book 8345, Page 406, said Register's Office.

This conveyance is made subject to the life estate reserved and a matter set forth in the above referenced plan of record.

Being the same property conveyed to Nancy Ann Anderson by deed from J. R. Stewart and William T. Hardy on May 29, 1992 and of record in Book 8643 – Page 808, 809, and 810, in the Register of Deeds for Davidson County, Tennessee.

Unimproved (						
This is improved(		X	) property, known as		136 51ST Street, North Nashville, Tennessee 37209	
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 our (my) hand this 6th day of February, 2018.

PERRY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 6, 2020

Nancy Ann Anderson

NANCY ANN ANDERSON
GRANTOR

STATE OF DAVIDSON)
)
COUNTY OF TENNESSEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for

said County and State, the within named **NANCY ANN ANDERSON,** the GRANTOR(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2018.

Notary Public

My Commission Expires: 01-06-2020

PERRY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 6, 2020
seal here