Bill Garrett Davidson County
Batch# 62301 DEEDQC
02/26/2018 10:14:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180226-0017686

THIS INSTRUMENT PREPARED BY:

Brad H. Frakes, Attorney
222 Second Avenue North, Ste. 360M
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: **RACHEL FRANCINE THRONEBERRY**

TO: **JOEL FRANKLIN THRONEBERRY, III**

Map-Parcel ID Numbers
Map **138**
Parcel No. **149**
4D-22780

Address New Owner as follows:
Joel Franklin Throneberry, III
3804 Couchville Pike
Hermitage, TN 37076

Send Tax Bills To: **Same**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **RACHEL FRANCINE THRONEBERRY**, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled *Throneberry v. Throneberry, Docket No. 13D-2090*, filed in the Fourth Circuit Court of Davidson County, Tennessee, and pursuant to a division of marital property.

Rachel F. Throneberry
RACHEL FRANCINE THRONEBERRY

Sworn to and subscribed before me, this 4th day of ~~April~~ June, 2014.

AUDREY LEE ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Audrey Lee Anderson
NOTARY PUBLIC

MY COMMISSION EXPIRES:
October 18, 2016

My Commission Expires: _____

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, **RACHEL FRANCINE THRONEBERRY**, does hereby transfer, quitclaim and convey unto the said **JOEL FRANKLIN THRONEBERRY, III,** his heirs, successors and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in the Civil District of Davidson County, Tennessee, being formerly in the 1st Civil District of Rutherford County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, surveryor, dated November 10, 1956.
>
> Beginning at an iron pin in the northerly margin of Couchville Pike, the southwest corner of the property conveyed to William C. Franklin and wife, Mary K. Franklin, by deed from Eugene Otto Smith and wife, of record in Book 2601, page 299, Register's Office for said County; thence N 0° 30' E, with a fence line, 322 feet to an iron pin; thence N 88° W, with fence line, 178 feet to an iron pin; thence S 1° 45' W, with a fence line, 328 feet to an iron pin in the northerly margin of Couchville Pike; thence N 89° 30" E, with the margin of the same, 206 feet to the beginning, containing 1.43 acres, more or less.
>
> Being the same property conveyed to Joel F. Throneberry, III and wife, Rachel G. Throneberry, by deed from Joel F. Throneberry and wife, Betty L. Throneberry, of record in Book 7139, page 947, Registers Office for Davidson County, Tennessee.

This is improved property known as 3804 Couchville Pike, Hermitage, TN 37076.

Witness my hand this 4th day of ~~April~~ June, 2014.

RACHEL FRANCINE THRONEBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **RACHEL FRANCINE THRONEBERRY**, the bargainor/grantor, with whom I am personally acquainted or who presented proper documentation of identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of ~~April~~ June, 2014.

AUDREY LEE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 18, 2016

My Commission Expires: _____