Bill Garrett Davidson County
DEEDQC
Batch# 67681 3 pgs
03/12/2018 09:30:31 AM
Fees: $18.00 Taxes: $1,110.00
20180312-0022925

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Home Repair Doctors, LLC
750 Old Hickory Blvd, Bldg 2, Ste. 150
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 71.5
Parcel 196.00

QUITCLAIM DEED

For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **FRANCES LEE LEWIS SCATES,** quitclaim and convey to **HOME REPAIR DOCTORS, LLC,** all of my right, title and interest in the following real property in Davidson County, Tennessee, described in the language of the prior deed as follows:

Land in Davidson County, Tennessee, being Lots Nos. 73, 74,75, 76 and 81 on map of Brooklyn Heights, as of record in book 332, page 140, Register's Office for Davidson County, Tennessee.

Lot No. 73 fronts 40 feet on the southerly side of Edgewood Avenue and runs back between parallel lines 120 feet to an alley. Said lots Nos. 74 and 75 front 454 feet each on the southerly side of Edgewood Avenue and run back between parallel lines 140 feet to an alley. Said Lot No. 76 fronts 46 feet on the southerly side of Edgewood Avenue and runs back between parallel lines 140 feet to an alley. Said lot No. 81 fronts 40 feet on the northerly side of Glad Avenue and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Frances Lee Lewis Scates by quitclaim deed from Dorise Ann Charmaine Polk, of record as Instrument 20090226-0017019, said Register's Office. Being property conveyed to John Johnson by warranty deed from Callie Haynes and George Haynes, of record in Book 1258, page 31, said Register's Office. The said John Johnson having since died. The will of John Johnson, also known as John Harvey Johnson of record in Will Book 104, 297, Davidson county Probate Court Clerk's Office, and also of record in Book 7986, page 717 devised the subject property to Laura Johnson Buchanan, Birdie Mae Johnson, Louise Johnson Streator, Louvenia Johnson Polk, Johnnie Helen Johnson Ross, Katherine Johnson Hobson and Edna Christine Johnson, individually and as Trustees, as their interest may appear.

Further being the property conveyed to Louvenia Polk by Quitclaim Deed from Catherine Hobson, of her one-seventh (1/7) undivided interest recorded in Book 7986, page 722, Register's Office for Davidson County Tennessee. Being the same property conveyed to Louvenia Polk by Quitclaim Deed from Edna Sanders a/k/a Edna Christine Johnson, of her one-seventh (1/7) undivided interest recorded in Book 7986, Page 725, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Louvenia Polk by Quitclaim Deed from Birdie Gibson a/k/a Birdie Mae Johnson, of her one-seventh (1/7) undivided interest recorded in Instrument No. 20041013-0123373, Register's Office for Davidson County Tennessee. The said Laura Johnson Buchanan has since died divesting her one-seventh (1/7) undivided interest in Louise Johnson Streator pursuant to her Last Will and Testament of record in Will book 148, Page 761,Davidson County Probate Court. The said Louise Johnson Streator has since died divesting all her interest in said real property to Johnnie Helen Ross pursuant to her Last Will and Testament of record in Will Book 237, Page 402. Being the same property conveyed to Louvenia Polk by Quitclaim Deed from Johnnie Helen Ross, including her one-seventh (1/7)

undivided interest and the respective interest of the now deceased, Laura Johnson Buchanan and Louise Johnson Streator, recorded in Instrument No. 20040123-0009002. Register's Office for Davidson County, Tennessee. Further being the property conveyed to Dorise Ann Charmaine Polk by Quitclaim Deed from Louvenia Polk, all her undivided interest in said real property recorded in Instrument No. 20041129-0141525, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Beginning at the northeast corner of the property herein described, said property being that conveyed to the Birdie Gibson of record in deed book 7986, page 717, R.O.D.C. Tennessee; said point also being the northwest corner of Metropolitan Development and Housing Agency of record in deed book 8894, page 800, R.O.D.C., Tennessee thence, with Gibson's east boundary and MDHA's west boundary S21°22'14"E 5.00 feet to a point; thence S66°28'13"W 151.92 feet to a point; thence, along the new right-of-way of Edgewood Avenue with a curve to the left for a distance of 38.33 feet, said curve having a radius of 25.00 feet to a point in the east right-of-way of Haynes Street; thence, with said right-of-way and Gibson's west boundary N21°22'14" . W 29.08 feet to Gibson's northwest corner, also the intersection of Haynes Street and New Edgewood Avenue; thence, with Gibson's north boundary N66°28'13" E 176.00 feet to the point of beginning, containing 1002 square feet, more or less; included in this acquisition is a temporary construction easement adjacent to the right-of-way described herein before; the temporary easement is described as follows: Beginning at a point in the southern right-of-way of Edgewood Avenue and Gibson's northeast corner and MDHA's northwest corner; thence; with said boundary S21°22'14" E 10.00 feet to a point; thence, S66°37'46"w 10.00 feet to a point on Gibson's west boundary and on the east right-of-way *of* Edgewood Avenue and with a curve to the right a distance of 38.33 feet, said curve having a radius of 25.00 feet, to a point; thence, N66°28'13" E 151.92 feet to the point *of* beginning of the temporary easement, containing 1824 square feet, more or less.

This is improved property commonly known as **1829 Haynes Street, Nashville, TN** 37207

The preparer has undertaken no title search, and the parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 2/23/2018

Frances Lee Lewis Scates

Frances Lee Lewis Scates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Frances Lee Lewis Scates,** the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 2/23/2018

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 300,000.00 .

Affiant

Sworn to and subscribed before me this date: 2/23/2018

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY