Bill Garrett Davidson County
Batch# 67704 DEEDQC
03/12/2018 09:57:14 AM 2 pgs
Fees: $13.00 Taxes: $166.50
20180312-0022977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000

John W. Childrey
Maddox R. Childrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

STEPHANIE T. RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MARION FOSTER AND LOUISE FOSTER, 2221 KIRK AVENUE, NASHVILLE, TN 37218

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION OFFERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN WILLIAM CHILDREY and MADDOX RYAN CHILDREY	SAME	070 09 0 137.00
(NAME) 1725 SIMPKINS STREET	(Name)	
(address)	(address)	
NASHVILLE TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND DOLLARS AND 00/100 ($45,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARION FOSTER** AND **LOUISE FOSTER** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY/OUR RIGHTS, TITLE AND INTEREST, UNTO **JOHN WILLIAM CHILDREY** AND **MADDOX RYAN CHILDREY,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning with the southwest corner of Arch McGuire Property, running 122 feet east to Powell Avenue; thence running with Powell Avenue 60 feet south; thence 122 feet west from Powell Avenue to the dividing line of Slaughter and Carr; thence 60 feet north to the point of beginning.

Being the same property conveyed to Marion Foster and Louise Foster by deed from Clara Walton, in Book 6444, page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Unimproved (X), Improved ( ) property, known as **2221 KIRK Avenue, Nashville, TN 37218**

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 my hand this 16th day of February, 2018.

Marion Foster Marion Foster

Louise Foster Louise Foster

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARION FOSTER** and **LOUISE FOSTER**, the bargainer, 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 at Nashville, Tennessee this 16th day of February, 2018.

My Commission expires: 11/5/2019

Stephanie Richey

Notary Public

STEPHANIE Y. RICHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is Unimproved (X), Improved ( ) property, known as **2221 KIRK Avenue, Nashville, TN 37218**