**THIS INSTRUMENT PREPARED BY:**

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 69774 DEEDQC
03/15/2018 03:26:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180315-0024754

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Frank P. Rumbaugh<br>Kimberly D. Owen<br>6 South McLean Apt 307<br>Memphis, TN 38104 | Same | 07210026200 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank P. Rumbaugh, married,** by these presents does hereby quitclaim and convey unto **Frank P. Rumbaugh and Kimberly D. Owen, husband and wife,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

**Lot Number 1 on the plan of Northview Subdivision, not of record, and a part of an alley lying in the rear Lot Number 1, as closed by instrument of record in Book 3072, Page 185, Register's Office for Davidson County, Tennessee, as follows:**

**Beginning at the northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of said alley as abandoned and closed; thence easterly 75 feet to a point opposite the corner of Lots Numbers 1 and 2; thence southerly and along the line of Lot Number 1 and 2, extended and along said line 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.**

**This conveyance is subject to an easement for driveway across Lot Number 1, and an abandoned alley which is described as follows: Beginning in the centerline of an abandoned alley closed by instrument of record in Book 3072, Page 185, Register's Office for said county, said alley lying between Lots Number 1 and 3 on said plan, said point being in the Easterly margin of Northview; thence with the center of said alley, Easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6 ½ feet to the North Margin of said abandoned alley; thence with the margin of the same Westerly 15 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to a point of beginning.**

**Being the same property conveyed to Frank Rumbaugh, by Quitclaim Deed from Betsy Ann Johnston, of record in instrument number 20171128-0121383, Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 28, 2017.**

**This is improved property also known as 1301 Otay Street, Nashville, TN 37216.**

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14th day of March 2018.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of March 2018.

**Frank P. Rumbaugh**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank P. Rumbaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of March 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021