Bill Garrett Davidson County
Batch# 70398 DEEDQC
03/19/2018 09:27:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180319-0025371

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Bobby J. Stanley and Nancy R. Stanley, Trustees, Stanley Family Revocable Living Trust Agreement
5244 Lysander Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owners

Map and Parcel No.
Map 119-9
Parcel 155.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Nancy R. Stanley, Trustee, Nancy R. Stanley Revocable Living Trust Agreement dated January 8, 2007** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Bobby J. Stanley and Nancy R. Stanley, Trustees, Stanley Family Revocable Living Trust Agreement dated March 13, 2018** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See Attached "Exhibit A" for legal description.

Being the same property conveyed to **Nancy R. Stanley, Trustee, Nancy R. Stanley Revocable Living Trust Agreement dated January 8, 2007**, by Quitclaim Deed dated April 13, 2015, from **Nancy Rich Stanley**, recorded in Instrument No. 20150504-0040165, Register's Office of Davidson County, Tennessee.

Nancy R. Stanley and **Nancy Rich Stanley** are one and the same person.

This is improved property known as: **2801 Foster Avenue, Nashville, TN 37211.**

(Description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 13th day of March 2018.

Nancy R. Stanley

Nancy R. Stanley, Trustee,
Nancy R. Stanley Revocable
Living Trust Agreement dated
January 8, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Nancy R. Stanley, Trustee, Nancy R. Stanley Revocable Living Trust Agreement dated January 8, 2007**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March 2018.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Nancy R. Stanley
Affiant

Sworn to and subscribed to before me, this the 13th day of March 2018.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

EXHIBIT "A"

Legal Description

This is improved property known as 2801 Foster Avenue, Nashville, Davidson County, Tennessee 37210-5309

Beginning at a point in the right-of-way of Foster Avenue, said point being at the southeast corner of parcel 155 of tax map 119-09, R.O.D.C., Tennessee.

Thence leaving said right-of-way, South 56 degrees 40 minutes 31 seconds West 224.39 feet;
Thence North 19 degrees 37 minutes 06 seconds West 195.33 feet to a point;
Thence North 67 degrees 36 minutes 31 seconds East 142.72 feet to a point;
Thence South 21 degrees 16 minutes 40 seconds East 17.98 feet to a point;
Thence North 62 degrees 53 minutes 57 seconds East 59.50 feet to a point on the right-of-way of Foster Avenue;
Thence South 26 degrees 09 minutes 54 seconds East 139.75 feet to the point of beginning containing 35,694.03 square feet or 0.81 acres.

Being part of the same property in which a one-half (1/2) undivided interest was devised to Nancy Rich Stanley and a one-half (1/2) undivided interest was devised to F. W. Rich, by the Last Will and Testament of Ethel Rich Marshall, deceased, of record in the office of the Circuit Court Clerk for Davidson County, Tennessee, (Probate Division) Docket No. 02P-676, as evidenced by a Quitclaim Deed from the Estate of Ethel Rich Marshall, deceased, record in Instrument No. 20030320-0036745, said Register's Office; AND further being part of the same property conveyed to Nancy Stanley by Court Ordered Decree of Partition filed in the Chancery Court of Davidson County, Tennessee, Case No. 07-918-11, divesting Wayne Rich, of all his right title and interest in that certain above described legal description, of record in Instrument No. 20090407-0031923, Register's Office, Davidson County, Tennessee.

*Nancy Rich Stanley and Nancy Stanley are one in the same person

*F. W. Rich and Wayne Rich are one in the same person.