File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 75237 DEEDQC
04/02/2018 10:44:33 AM 2 pgs
Fees: $17.00 Taxes: $0.00

20180402-0030086

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Raines	Same	11915000600
(NAME) 155 Tallwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose of 10.00, we, **Jerry W. Raines, a widower**, by these presents do remise, release and QUITCLAIM unto **Michael Harrell, TRUSTEE,** his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT No. 1
Beginning part of Lot No. 1 on the Plan of Southlake, Section III, as of record in Book 2331, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Southlake Drive at the southeast corner of a part of Lot No. 1 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from George S. Foster, et al; thence with the southern boundary line of said Metropolitan Government property and right of way line of Briley Parkway westwardly 108 feet, more or less, to a point; thence continuing with said right of way southwardly 20 feet to a point on the line between Lot Nos 1 and 2 in said subdivision; thence with same, southeastwardly 95 feet to the westerly margin of said Southlake Drive; thence with same northeastwardly 93 feet to the beginning.

TRACT No. 2
Being the southerly part of Lot No. 2 on the Plan of Southlake, Section III, as of record in Book 2331, page 97, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Southlake Drive at the southeast corner of Lot No. 3 on said plan; thence with the northerly margin of said drive, eastwardly 150 feet to the southwest corner of Lot No. 1 on said plan; thence with the line between said Lot Nos 1 and 2 northwestwardly 95 feet, more or less, to the southern boundary line of a part of Lot No. 2 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Malcom McNeese and wife, of record in Book 3574, page 279, said Register's Office; thence with said line,

westerly 60 feet and southwesterly 110 feet, more or less, to the line between said Lot Nos. 2 and 3; thence with same, southeasterly 48 feet to the beginning.

Being the same property conveyed to Jerry W Raines and wife Marie S Raines by deed from Frank L. Wilson dated April 19, 2004, of record in Instrument No 20040419-0044165, Register's Office for said County.

Marie Raines having pre-deceased her husband Jerry W Raines on January 17, 2018 leaving him sole owner by operation of law.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

And now, I, the said unto **Michael Harrell, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto **Jerry W. Raines, an unmarried man,** their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 21 day of March, 2018.

Jerry W. Raines

Jerry W. Raines

Michael Harrell, Trustee

Michael Harrell

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry W. Raines**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of March, 2018.

My Commission expires:
2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE }
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Harrell**, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of March, 2018.

My Commission expires:
2-25-19

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.