THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Montye C. Seals
1222 Berwick Trail
Madison, TN 37115

Send Tax Bills To
Same

Map-Parcel
052 16 0 068.00

Quitclaim Deed from Spouse to Spouse

Grantor: B.J. Seals
Grantee: Montye C. Seals

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Hal Swann, Jr., Surveyor, dated October 25, 1961, as follows: BEGINNING at a concrete monument in the southerly margin of Berwick Trial, at the northeasterly corner of Lot No. 10, Marlin Meadows, Section V, as of record in Book 2133, page 42, thence along the margin of Berwick Trail, South 45° 06' east 8.54 feet to another concrete monument; continuing with the margin of Berwick Trail, South 46° 31' East 241.80 feet to a concrete monument at the northwest corner of Lot No. 58B, Marlin Meadows, Section IV, plan of which is of record in Book 2330, page 113, thence South 43°23' West 880 feet to a concrete monument on the bank of the Cumberland River; thence continuing in the same direction 70 feet more or less to the low water mark of the Cumberland River, as established by Coffer Dam; thence along said Coffer Dam, northwesterly to a point opposite and at the southwest corner of Lot No. 10, Marlin Meadows, Section V, above referred to; thence with the line of the same, passing an iron stake, at 100 feet, north 43° 27' East 855.5 feet more or less to the point of beginning, and containing 5 acres, more or less. Being property conveyed as hereinabove set out.

Being the same property conveyed to B.J. Seals and wife, Montye C. Seals, by deed from Herschel Greer, Trustee, of record in Book 3309, Page 527, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1220 Berwick Trail, Madison, TN 37115.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Bill Garrett Davidson County
Batch# 81444 DEEDQC
04/16/2018 03:26:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180416-0035733

B.J. Seals, Grantor

State of Tennessee
County of Sumner

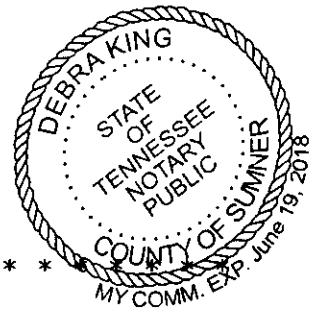
On April 4, 2018, personally appeared before me, B.J. Seals, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and

deed.

Debra y King

Notary Public

My commission expires: June 19, 2018



* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Montye C. Seals

Montye C. Seals, Grantee

Sworn to and subscribed before me on April 4, 2018.

Debra y King

Notary Public

My commission expires: June 19, 2018

