Batch# 84899 DEEDQC
04/26/2018 11:52:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180426-0039413

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Michael Copley Springer	Same	71-7-216.00
303 Edwin Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **MICHAEL COPLEY SPRINGER, as Administrator of the Estate of Gladys Helen Copley Springer, Deceased under Docket No. 02P1158 in the Seventh circuit Court for Davidson County, Tennessee (Probate Division), individually and as the only child and heir at law of the said Gladys Helen Copley Springer, deceased**, the grantors herein, does hereby Quitclaim and convey unto the said **MICHAEL COPLEY SPRINGER,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land with residence located thereon, lying and being in the City of Nashville, in Davidson County, Tennessee, more particularly bounded and described as follows:

Being the easterly one-half (1/2) of Lot No. 25 on the Map of Trinity Heights, of record in Book 332, page 4, in the Register's Office for Davidson County, Tennessee.
Said part of Lot No. 25 fronts 50 feet on the northerly side of Edwin Avenue and runs back between parallel lines 166 feet to an alley.

Being the same property conveyed to Aaron S Springer and wife, Helen C Springer by Warranty Deed from Donald R Carmon and wife, Pamela W Carmon of record in Book 4865, page 781, Register's Office for Davidson County, Tennessee, and dated 11/4/74, recorded 11/6/74. The said Aaron Springer died on 1/2/85. The said Gladys Helen Copley Springer having since died on 4/25/03. The said property vested to Michael Copley Springer, the only living child of Gladys Helen Copley Springer, and Affidavit of Inheritance of Real Estate in Instrument #20030520-0068915.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 303 Edwin Street, Nashville, Tn 37207

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 20th day of April, 2018.

Affiant

My commission expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

WITNESS, the said Grantor hereunder set its hand and seal this 19 day of April, 2018.

Michael Copley Springer, as Administrator and individually

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Copley Springer, the bargainors with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 19 day of April, 2018.

Commission Expires: March 2, 2021

Notary Public

STACEY M. WALKER
MY COMMISSION # GG 078622
EXPIRES: March 2, 2021
Bonded Thru Notary Public Underwriters