Bill Garrett Davidson County
Batch# 95046 DEEDQC
05/21/2018 03:31:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180521-0048631

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William Richard Schroeder **433 Capri Drive** **Nashville, TN 37209**	**SAME**	**090 15 0 159.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged, reserving unto himself an estate for life so long as he may live,

Nola Gail Moore,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

William Richard Schroeder,

HEREINAFTER called the GRANTEE, his heirs and assigns, all interest she owns in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 1171 on the Map of Charlotte Park Subdivision, Section 16, as of record in book 3300, page 97, Register's Office for Davidson County, Tennessee.

Said lot No. 1171 fronts 100 feet on the westerly side of Capri Drive and runs back between lines, 133.1 feet on the surveyed base line, and continuing westerly 45 feet more or less, to a line marking edge of water January 1963 and on the southerly line, which is a broken line, a distance of 216.1 feet to the surveyed base line and continuing westerly 30 feet, more or less, to said line marking edge of water on which water line it measures 112 feet more or less.

Being the same property conveyed to William Richard Schroeder and wife, Nola F. Schroeder, from Hudson and Driver Construction Company by Warranty Deed dated October 2, 1963, of record in Book 3642, Page 485, Register's Office for Davidson County, Tennessee.

Nola F. Schroeder having passed away, her husband William Richard Schroeder became sole owner of said property.

Further being the same property conveyed to Nola Gail Moore from William Richard Schroeder, reserving a life estate for himself by Quitclaim Deed dated November 10, 2017, of record in Instrument No. 20171113-0116504 , Register's Office for Davidson County, Tennessee.

The purpose of this quitclaim deed is to consolidate in and return fee simple ownership to William Richard Schroeder.

Said property is quitclaimed subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 433 Capri Drive, Nashville, Tennessee, 37209.

WITNESS MY HAND this the 17th day of May, 2018.

Nola Gail Moore

Nola Gail Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Nola Gail Moore,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 17th day of May, 2018.



NOTARY PUBLIC
My Commission Expires: May 6, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 17th day of May, 2018.



NOTARY PUBLIC
My Commission Expires: May 6, 2019