Bill Garrett Davidson County
Batch# 95527 DEEDQC
05/22/2018 12:55:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180522-0049056

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Leola A. Cullom
81 Fairfield Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
093 16 0 324.00

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, I, **OSCAR. J.P. CULLOM**, (a single individual) Grantor, do hereby quitclaim and convey unto my mother, **LEOLA A. CULLOM,** Grantee, all of my rights, title and interests in my property being the following described tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

SEE ATTACHED EXHIBIT "A"

This is improved property known as 81 Fairfield Avenue, Nashville, Tennessee 37210

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 21st day of May, 2018.

Oscar J.P. Cullom
OSCAR J.P. CULLOM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 21st day of May, 2018, before me personally appeared **OSCAR J.P. CULLOM,** bargainor, 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.

Monica D. Edwards My Commission Expires: 09/07/2021
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Leola Cullom
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 21st day of May, 2018.

Monica D. Edwards My Commission Expires: 09/07/2021
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Being the southerly 32 feet of the northerly 160.5 feet of Lot No. 1; the southerly 32 feet o the northerly 160.5 feet of Lot No. 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2, and the northerly 61.5 feet to the westerly 5 feet of Lot No. 3 on the Map of Weakly and Warren's Re-subdivision of Block "D" Hermitage Addition, as of record in Book 161 Page 93, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Fairfield Avenue 160.5 feet S 9 degrees 30' W. from the South margin of Fain Street; running thence with the east margin of Fairfield Avenue, N 09 degrees 30' E. 32 feet to a point 128.5 feet from the south margin of Fain Street; thence S 88 degrees E, Parallel to Fain Street, 136.7 feet to a stake, said stake being 5 feet east of the line between Lots 2 and 3; running thence south 03 degrees 30' West, parallel to said line between Lots 2 and 3, 60.5 feet to the north margin of a 20-foot alley; running thence with the north margin of said alley, 7 feet to a stake, said stake being 2 feet west of the line between Lots 2 and 3; running thence N 03 30'E, parallel to said lot line between Lots 2 and 3, 31 feet to a stake; thence N 88 degrees W, 134.5 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, Surveyor date March 24, 1951.

Included in the above description, but expressly excluded from this conveyance is the following described tract conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed dated May 17, 1965, and of record in Deed Book 3895, Page 488, said Register's Office and described as follows:

Being a part of the southerly 32 feet of the northerly 106.5 feet of Lot No. 1; the southerly 32 feet of the northerly 160.5 feet of Lot 2; the northerly 31 feet of the easterly 2 feet of Lot No. 2 and the northerly 61.5 feet of the westerly 5 feet of Lot No. 3, on the Map of Weakly and Warren's Re-subdivision of Block D Hermitage Addition, as of record in Book 161, Page 93, Register's Office for said County, described as follows:

Beginning at point in the east margin of Fairfield Avenue, 160.5 feet south 09 degrees 30' west from the south margin of Fain Street; running thence with the east margin of Fairfield Avenue, N 09 degrees 30' east 32 feet to a point 128.5 feet from the south margin of Fain Street; thence south 88 degrees east parallel to Fain Street, 10.07 feet to a point in the new east margin of Fairfield Avenue; thence south 09 degrees 30 West, parallel to and 30 feet from the centerline of Fairfield Avenue, 32 feet to a point; thence north 88 degrees west 10.07 feet to the point of beginning and containing 320 square feet.

Being the same property conveyed to Oscar L. Cullom by deed from Roger P. Hogan of record as Instrument #20061024-0131574, Register's Office for Davidson County, Tennessee.
THE said Oscar L. Cullom having since died said property vested in his heirs-at-law, Leola A. Cullom and Oscar J.P. Cullom, as evidenced by Affidavit of Heirship of record as Instrument # 20180522-0049055, Register's Office for Davidson County, Tennessee.