THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of the Quitclaim Deed

Bill Garrett Davidson County
Batch# 101040 **DEEDQC**
06/06/2018 12:01:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180606-0054268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2018.

Notary Public

My Commission Expires:

JANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David C. Wills and Wendy Wills 3813 Burrus St Nashville, TN 37216	New Owner	061-14-0-111.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David C. Wills and wife, Wendy Wills,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **David C. Wills and wife, Wendy Wills,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I:

Being the Northeast corner of Lot No 74 on the Map of Maplewood Home Tract, as of recording Book 421, Page 174, Register's Office for said County.

Said part of Lot No 74 fronts 50 feet on the West side of Burrus Street or Avenue and runs back between lines, the North line being the line between Lot Nos. 74 and 75, 150 feet to a dead line on which it measures 44 feet.

TRACT II:

Being the southerly 50 feet of the easterly part of Lot No 75 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Burrus Street at the corner of Lot Nos. 74 and 75 on said plan, said point being the Northeast corner of a part of a Lot No. 74 conveyed to William Thomas Smith and wife, by Deed from James R. Owen and wife, of record in Book 1643, Page

269, said Register's Office; thence, with the westerly margin of said street, North 27° o6' East 50 feet; thence, North 71 ° 31' West 252.63 feet, more or less, to the eastern boundary line of Lot No 1 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, said Register's Office; thence, with the eastern boundary line of said Lot No. 1, South 26° 30' West 50 feet ti northern boundary line of said Lot No 74; thence, with the line between said Lot Nos 74 and 75, South 71' 31' East 252.63 feet to the beginning.

Being the same property conveyed to David C. Wills and wife, Wendy Wills by Warranty Deed of record in Book 11093, Page 551, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3813 Burrus St Nashville, TN 37216

The purpose of this Quitclaim Deed is to restore the Lot Line between Tract I and Tract II, create two separate Lots, AND assign two separate Tax Parcel Identification Numbers.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2018.

David C. Wills

Wendy Wills

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David C. Wills and Wendy Wills, the bargainors, with whom I am personally acquainted (or proved to me on 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 6th day of June, 2018.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018