THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 111306 DEEDQC
07/02/2018 09:42:00 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180702-0063664

QUIT CLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Charles L. Ross II **1068 Louisville Hwy. Lot 35** **Goodlettsville, TN 37072**	**SAME**	**043 16 0 061.00** **043 16 0 118.00** **043 16 0 119.00** **043 16 0 121.00** **043 16 0 075.00** **043 16 0 074.00** **043 15 0 204.00** **043 15 0 221.00** **043 16 0 137.00** **043 16 0 136.00** **043 16 0 104.00** **043 16 0 084.00** **043 16 0 085.00** **043 16 0 097.00**

FOR AND IN CONSIDERATION of the sum of **TEN DOLLARS ($10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald P. James and Deborah Faye James, as husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Charles L. Ross II, an unmarried man,** the Grantee herein, his successors, heirs and assigns, **any and all interest in said property, to be held in fee simple by the Grantee**, certain real estate in Davidson County, Tennessee.

The property hereby conveyed is described as follows:

Tract 1 – 043 16 0 061.00

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH FAYE JAMES AND RONALD P. JAMES, WIFE AND HUSBAND, by deed from CHARLES E. CASHION AND MARY E. CASHION, HUSBAND AND WIFE, of record in Instrument No. 20030820-0120353, dated August 13, 2003, said Register's Office.

Tract 2 – 043 16 0 118.00

Land in Davidson County, Tennessee, being Lot(s) 106, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONNIE JAMES AND DEBORAH F. JAMES,

HUSBAND AND WIFE, by deed from PAUL A. CARR, of record in Instrument No. 20070829-0103406, dated August 27, 2007, said Register's Office.

Tract 3 – 043 16 0 119.00

Land in Davidson County, Tennessee, being Lot(s) 107, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH FAYE JAMES, by deed from EMMA JEAN PAULY, UNMARRIED, of record in Instrument No. 20011127-0128762, dated November 15, 2001, said Register's Office.

Tract 4 – 043 16 0 121.00

Land in Davidson County, Tennessee, being Lot(s) 109, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. JAMES AND RONALD JAMES, HUSBAND AND WIFE, by deed from MORRIS L. WEBB, A MARRIED MAN AND L. SHANE WEBB, of record in Book 1583, page 389, dated August 21, 1997, said Register's Office.

Tract 5 – 043 16 0 075.00

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD P. JAMES AND DEBORAH FAYE JAMES, HUSBAND AND WIFE, by deed from ROSE CALLIA, UNMARRIED, of record in Instrument No. 20040106-0001876, dated January 2, 2004, said Register's Office.

Tract 6 – 043 16 0 074.00

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. KEEN, A MARRIED WOMAN, by deed from KINGSWAY GREENS OF AMERICA, INC., of record in Book 8156, page 906, dated July 2, 1990, said Register's Office. Being a portion further conveyed to DEBORAH FAYE ROSS, by Quitclaim Deed from ARTHUR HOMER KEEN, of record in Book 8156, page 906, dated January 7, 1991, said Register's Office.

Tract 7 043 15 0 204.00

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to DEBORAH F. ROSS, UNMARRIED, by deed from DONALD W. SCHLENKER ET UX, NAOMI F. SCHLENKER, of record in Book 8922, page 926, dated March 25, 1993, said Register's Office.

Tract 8 – 043 15 0 221.00

Land in Davidson County, Tennessee, being Lot(s) 83, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. JAMES AND RONALD P. JAMES, WIFE AND HUSBAND, by deed from COMER FERRELL AND ALICIA F. FERRELL, HUSBAND AND WIFE, of record in Book 11149, page 625, dated October 5, 1998, said Register's Office.

Tract 9 – 043 16 0 137.00

Land in Davidson County, Tennessee, being Lot(s) 77, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to DEBORAH F. ROSS, UNMARRIED, by deed from DONALD W. SCHLENKER ET UX, NAOMI F. SCHLENKER, of record in Book 8922, page 926, dated March 25, 1993, said Register's Office.

Tract 10 – 043 16 0 136.00

Land in Davidson County, Tennessee, being Lot(s) 76, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. JAMES, A MARRIED WOMAN AND RONALD JAMES, HER HUSBAND, by deed from ROBERT G. JONES, of record in Instrument No. 19991228-0307433, dated December 15, 1999, said Register's Office.

Tract 11 – 043 16 0 104.00

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES L. ROSS AND WIFE, DEBORAH F. ROSS, by deed from OTIS R. GUTHRIE AND WIFE, LOUISE GUTHRIE, of record in Book 6224, page 66, dated March 5, 1984, said Register's Office. Being further conveyed to DEBORAH F. ROSS, by quitclaim deed from CHARLES L. ROSS, of record in Book 7009, page 767, dated September 15, 1986, said Register's Office. Being a portion further conveyed to DEBORAH FAYE ROSS, by quitclaim deed from ARTHUR HOMER KEEN, of record in Book 8275, page 347, dated January 7, 1991, said Register's Office.

Tract 12 – 043 16 0 084.00

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH F. KEEN AND HUSBAND, ARTHUR H. KEEN, by deed from WALTER W. WOOTEN AND WANDA W. SHERRILL, of record in Boo 7438, page 650, dated December 23, 1987, said Register's Office. Being a portion further conveyed to DEBORAH FAYE ROSS, by quitclaim deed from ARTHUR HOMER KEEN, of record in Book 8275, page 347, dated January 7, 1991, said Register's Office.

Tract 13 – 043 16 0 085.00

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion the same property conveyed to DEBORAH F. ROSS, UNMARRIED, by deed from DONALD W. SCHLENKER ET UX, NAOMI F. SCHLENKER, of record in Book 8922, page 926, dated March 25, 1993, said Register's Office.

Tract 14 – 043 16 0 097.00

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Kingsway Green Subdivision, of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES L. ROSS AND WIFE, DEBORAH F. ROSS, by deed from GRACE I. MERRITT, of record in Book 6603, page 572, dated July 10, 1985, said Register's Office. Being further conveyed to DEBORAH F. ROSS, by quitclaim deed from CHARLES L. ROSS, of record in Book 7009, page 767, dated September 15, 1986, said Register's Office. Being a portion further conveyed to DEBORAH FAYE ROSS, by quitclaim deed from ARTHUR HOMER KEEN, of record in Book 8275, page 347, dated January 7, 1991, said Register's Office.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

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

The said husband of Deborah Faye James, Ronald P. James, joins in the conveyance of Tracts 3, 6, 7, 9, 11, 12, 13, and 14 to transfer any marital interest he may have in said property.

The said Deborah Faye James is the same person as Deborah F. James and Deborah Faye Ross noted in the property descriptions above.

The said Ronald P. James is the same person as Ronnie James and Ronald James noted in the property descriptions above.

Witness their hand this 28th day of June 2018, the bargaining parties, having caused their name to be signed hereto on said day and date.

Ronald P. James

Deborah Faye James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, **Ronald P. James**, the within named 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.

Witness my hand and official seal at Goodlettsville, TN this the 28th day of June, 2018.

GREGG S. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

Notary
My Commission Expires: June 15, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, **Deborah Faye James**, the within named 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.

Witness my hand and official seal at GOODLETTSVILLE TN, this the 28th day of June, 2018.

GREGG S. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

Notary
My Commission Expires: June 15, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$10.00 (Ten dollars).**

Subscribed and sworn to before me
This 28th day of June, 2018

Affiant – Deborah Faye James

My Commission Expires: June 15, 2019

Notary Public

GREGG S. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM