Bill Garrett Davidson County
Batch# 114417 DEEDQC
07/10/2018 01:11:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180710-0066548

QUITCLAIM DEED

Send Tax bills to:

Address New Owner(s) as follows: Numbers	Mortgagee:	Map-Parcel
ROBERT C. AEBERLE	NONE	056000038.01
(Name)	(Name)	
5264 Old Hickory Blvd.		
(Street Address or Route Number)	(Street Address)	
NASHVILLE, TENNESSEE 37218		
(City) (State) (Zip Code)	(City) (State) (Zip)	

THIS INSTRUMENT WAS PREPARED BY:

Nina T. Neal, Paralegal
1802 Fatherland Street
Nashville, TN 37206

NINA NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value, whichever is greater for this transfer is
-0-

Subscribed and Sworn to before me, this the 6th day of July, 2018.

NOTARY PUBLIC

My commission expires: 9-7-2020

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, SAMMY ALLEN GREEN, an unmarried man, "Grantor", by these presents, does hereby quitclaim and convey unto ROBERT C. AEBERLE, "Grantee", its successors or assigns, all of its right, title and interest in and to the following described property in Davidson County, Tennessee:

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made January 20, 1963, by James L. Murphy, Jr., as follows:

Beginning at a point, an iron pin on the easterly margin of Old Hickory Boulevard at a point opposite the center line of said Boulevard, which was the original beginning point of the lands encumbered by the deed of trust of record in Book 2062, page 506, Register's Office for said County; which old beginning point was approximately 425 feet north from the center line of Back Creek Road; thence along the margin of Old Hickory Boulevard, north 17° 02' 30" east 666.05 feet to an iron pin; thence south 2° 30' west 395 feet to an iron pin; thence south 9° 30' west 231 feet to an iron pin; thence south 84° west 140.65 feet to the point of beginning, containing 1. 117 acres, more or less.

Being the same property conveyed to Flavis Frank Patterson and wife, Emma Louise Patterson by deed from James Orinn Simpkins and wife, Melvina Simpkins as of record in Book 3677, page 498, Register's Office for Davidson County, Tennessee.

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, being a small strip of land, in wedge like shape, and described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, at the southerly end of the land described in deed of record in Book 3677, page 498, of the Register's Office for Davidson County, Tennessee,

and from the beginning point and southerly line of the same, and easterly 140 feet, more or less to the center of Sulphur Creek; thence southerly with said Creek 24 feet to a point; thence westerly 140 feet, more or less to the place of beginning.

Being the same property conveyed to Flavis Frank Patterson and wife, Emma Louise Patterson by deed from C. H. Holman and wife, Christie Holman as of record in Book 3979, page 677, Register's Office for Davidson County, Tennessee.

Included in the above described property but to be expressly excluded is the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being a small strip of land, and cut out of the deed of in Book 3677, page 498, of the Register's Office for Davidson County, Tennessee and further described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard 408 feet south of the intersection of the lands of C. H. Holman and wife, and one Mrs. Hayes; thence leaving said Old Hickory Boulevard easterly 60 feet, more or less, to the end of a Bridge that crosses Sulphur Creek, thence from the end of said Bridge and south 12 feet to a point; thence 60 feet, more or less west to said Old Hickory Boulevard the easterly margin of the same, thence with the same northerly 12 feet to the place of beginning. This conveyance is to establish a roadway, inlet and outlet from the End of said Bridge to the easterly margin of Old Hickory Boulevard, and the people of same community agree to gravel, and prepare the same for usage.

Being the same property conveyed to C. H. Holman and wife, Christie Holman by deed from Flavis Frank Patterson and wife, Emma Louise Patterson as of record in Book 3979, page 681, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joe A. Green and wife, Barbara A. Green, by deed from Flavis Frank Patterson and wife, Emma Louisa Patterson on the 11th day of February, 1971 as of record in Book 4479, Page 311, in the Register's Office for Davidson County, Tennessee. See affidavit of heirship #20111017-0080549 BEING THE SAME PROPERTY CONVEYED TO SAMMY ALLEN GREEN BY QUITCLAIM DEED, INSTRUMENT NO.20111007-0080550.

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

unimproved ( )

This is improved (X) property, known as 5264 Old Hickory Blvd., Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City) (State & Zip)

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

WITNESS MY HAND this 6th day of July, 2018.

By: Sammy Allen Green
SAMMY ALLEN GREEN (Grantor)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, SAMMY ALLEN GREEN, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument on behalf of and as GRANTOR for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, TN, this the 6th day of July, 2018.

Nina Neal
NOTARY PUBLIC



My commission expires: 9-7-2020