QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 114576 **DEEDQC**
07/11/2018 08:57:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180711-0066759

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2018.

Notary Public
MY COMMISSION EXPIRES: 5-20-22
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorraine W. Walden	SAME AS NEW OWNER	06509012300
(NAME) 4823 Catskill Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin E. Breeden and Lorraine W. Walden, joint tenants with right of survivorship**, hereinafter called the Grantor(s), has quitclaimed unto **Lorraine W. Walden**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 413-A, Zone Lot Division on the Plan of Sherwood Forest, Section Four of record in Plat Book 5190, Page 756, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Martin E. Breeden and Lorraine W. Walden, joint tenants with right of survivorship by deed from Martin E. Breeden dated March 10, 1993 and in Book 8885, Page 612, Register's Office for Davidson County, Tennessee.

This is **improved** property known as **4823 Catskill Drive, Old Hickory, TN 37138**.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 21st day of June, 2018.

Martin E. Breeden
Martin E. Breeden

Lorraine W. Walden
Lorraine W. Walden

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martin E. Breeden and Lorraine W. Walden** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2018.

Notary Public
My Commission Expires: 5-20-19

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY