This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Bill Garrett Davidson County
Batch# 117691 DEEDQC
07/18/2018 08:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180718-0069783

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
WALTER R. COMPTON DELORES COMPTON 289 LAKE TERRACE HENDERSONVILLE, TN 37075	SAME	083-10-0 282.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this 18th day of July, 2018.

MATTHEW D. BULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, I, RON COMPTON, who is one and the same as WALTER R. COMPTON, hereinafter called Grantor, for the express purpose of creating tenants by the entirety, do hereby quitclaim and convey unto WALTER R. COMPTON and DELORES COMPTON, husband and wife, all of my right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURE FOLLOWS ON THE NEXT PAGE]

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being partly in the 23rd Ward and partly in the 11th Ward and being part of the 10-1/4 acre tract as shown on the Plat of Richardson Place, of record in Book 547, page 135, Register's Office for said County, and described according to a survey of W. B. Southgate, Surveyor, dated February 9, 1941, as follows:

Beginning at the southeast corner of Forrest Avenue in the west line of said 10-1/4 acre tract; thence northwardly 25 feet to an iron pin; thence eastwardly 200 feet to a stake; thence southwardly 25 feet to a stake; thence eastwardly 363 feet to a post in the westerly line of Tillman property; thence with said line southwardly 404-1/2 feet to an iron pin at the northern terminus of 24 foot avenue as shown on the Plat of Richardson Place; thence westwardly with the northern terminus of said avenue, 24 feet to the northeast corner of Lot No. 45; continuing 44, 43, 42, 41, 40 and 39, 543 feet, in all 567 feet to the eastern terminus of Woodland Street, being the southwest corner of said 10-1/4 acre tract; thene northwardly 405 feet to the beginning.

Being the same property conveyed to PEGGY J. CROSBY, Trustee(s), and their successors in trust, of THE PEGGY J. CROSBY LIVING TRUST, its successors and assigns, by Quitclaim Deed of record from PEGGY J. CROSBY, in Instrument No. 20040730-0091224, Registers Office for Davidson County, Tennessee.

Also being the same property conveyed to PEGGY J. CROSBY, Trustee(s), and their successors in trust, of THE PEGGY J. CROSBY LIVING TRUST, its successors and assigns, by Quitclaim Deed of record from PEGGY CROSBY, in Instrument No. 20040602-0064388, Registers Office for Davidson County, Tennessee

Also being the same property conveyed to SAM COMPTON, RON COMPTON and PEGGY CROSBY, as tenants-in-common, by Quitclaim Deed of record from GLADYS HINKLE, in Book 7754, page 259, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and health department regulations that may affect the premises.

This is improved property known as: 1900 Forrest Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10th day of July, 2018.

BY: _____
RON COMPTON

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 RON COMPTON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/2021

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).