Bill Garrett Davidson County
Batch# 130703 DEEDQC
08/20/2018 08:32:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180820-0081979

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
James William Davis, Jr.
Deborah Evans Davis
7221 Magnolia Hills Drive
Nashville, TN 37221

Send Tax Bills To:
New Owners

Map and Parcel No.
155-12-A-006.00CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Nancy Evans Hutcherson**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **James William Davis, Jr. and Deborah Evans Davis, husband and wife** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Magnolia Hills of record in Book 7900, Page 809, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **Nancy Evans Hutcherson**, by Warranty Deed dated July 17, 1995, from **South Harpeth Construction Co., Inc.**, recorded in Book 9732, Page 601, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants of record in Book 9498, Page 329, Register's office for said County.

2. Declaration of Protective Covenants, and Restrictions of record in Bok 9499, Page 860 and ByLaws of record in Book 9499, Page 875, Register's Office for said County.

3. Matters shown on the Plan of record in Book 7900, Page 809 Register's Office for said County.

This is improved property known as: **7221 Magnolia Hills Drive, Nashville, TN 37221.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 6 day of August 2018.

Nancy Evans Hutcherson
Nancy Evans Hutcherson

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 **Nancy Evans Hutcherson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of August 2018.

Jamie Seaborn Carter
Notary Public

My Commission Expires:
March 8, 2021

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Nancy Evans Hutcherson
Affiant

Sworn to and subscribed to before me, this the 6 day of August 2018.

Jamie Seaborn Carter
Notary Public

My Commission Expires:
March 8, 2021

JAMIE SEABORN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2021