Bill Garrett Davidson County
Batch# 131492 DEEDQC
08/21/2018 11:20:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180821-0082827

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

| **QUITCLAIM DEED** | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>RWatters<br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2018<br><br>Leslie Garside<br>NOTARY PUBLIC<br><br>My commission expires: 1/20/19<br><br>LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY |
|---|---|

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MATTHEW EDWARD de CAUSSIN, co-Trustee<br>907 Chicamuga Avenue<br>Nashville, TN 37206 | Emma de Caussin<br>1403 Preston Dr.<br>Nashville, TN 37206 | 082-08-0-303.00 |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **EMMA de CAUSSIN, an unmarried woman,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **MATTHEW EDWARD de CAUSSIN and STANLEY E. MARON, co-trustees of the Emma Leah de Caussin Trust - 1995,** their heirs and assigns, all her right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Grantor warrants that Emma de Caussin and Emma Leah de Caussin are one and the same.

WITNESS OUR HAND, this 15 day of August, 2018.

**Emma de Caussin**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emma de Caussin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of August, 2018.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 13 of Block "C" on the map of Eastwood Addition, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the north side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emma de Caussin by Warranty Deed from Joshua Hunter, married, dated 8/15/18, and appearing of record in Instrument No. 20180817-0081774, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua L. Hunter, a married man by Warranty Deed from Shelby Street Partners, GP, a Tennessee general partnership, recorded April 19, 2017 in Instrument No. 20170419-0038501, in the Register's Office for Davidson County, Tennessee.