QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 140126 DEEDQC
09/12/2018 10:01:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180912-0090405

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Houston G Little III (NAME)	**Same** (NAME)	
5114 Cornwall Drive (ADDRESS)	(ADDRESS)	**Map/Parcel 042-10-0-001.00**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HOUSTON G LITTLE JR ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

HOUSTON G LITTLE III ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. I AND 2 ON THE MAP OF BONNIE BRAE SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 2330, PAGE I, AND DESCRIBED ACCORDING TO A SURVEY THEREOF, DATED AUG. 25, 1956, MADE BY HAL R. SWANN, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD, 0.5 OF A FOOT EAST OF THE COMER OF LOTS NOS. I AND 2; SAID POINT BEING IN THE EAST LINE OF A BLOCK RETAINING WALL, THENCE ALONG THE EAST LINE OF SAID BLOCK RETAINING WALL, 320 FEET TO AN IRON PIN, WHICH IS 11.5 FEET WEST OF THE COMER OF LOTS I AND 2; THENCE EASTERLY I 11.5 FEET TO THE COMER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, 320 FEET TO THE NORTH MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF THE SAME WESTERLY 99.5 FEET TO THE POINT OF BEGINNING.BEING THE SAME PROPERTY CONVEYED TO NEALY W. PERRY AND JEREMY NEAL PERRY, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM EDNA B. O'BRIEN, UNMARRIED OF RECORD IN BOOK 10275, PAGE 597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 29, 1996 AND RECORDED ON DECEMBER 02, 1996.

BEING THE SAME PROPERTY CONVEYED TO **HOUSTON G. LITTLE JR**, BY WARRANTY DEED FROM JEREMY **NEAL PERRY, SURVIVING JOINT TENANT AND HIS WIFE, TONI S. PERRY**, OF RECORD IN INSTRUMENT NUMBER **20170831-0089738** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **824 W. Old Hickory Blvd., Madison, TN 37115-3450**

Witness our hands this the 6th day of September, 2018.

HOUSTON G LITTLE JR

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HOUSTON G LITTLE JR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY