QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 149299 DEEDQC
10/04/2018 03:53:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181004-0098847

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(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)
Wanda M. Mosley and Phillip Mosley Jr.	**Same**	**05014018200**
(NAME) **3211 Cynthia Lane**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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,

WANDA M. MOSLEY AND EULA M. MOSLEY, BOTH SINGLE PERSONS ("GRANTOR")

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

WANDA M. MOSLEY AND PHILLIP MOSLEY JR., TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("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 LOT NO. 298 ON THE PLAN OF SECTION TWO PARKWOOD ESTATES, OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 298 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF CYNTHIA LANE AND EXTENDS BACK 136.67 FEET ON THE NORTHERLY LINE AND 138.34 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 75.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WANDA M. MOSLEY AND EULA M. MOSLEY, BY WARRANTY DEED FROM JOYCE R. SIMPSON, OF RECORD IN BOOK NUMBER 8183 PAGES 368 AND 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EULA M. MOSLEY HAVING SINCE DIED ON JUNE 16, 2003 AND LEAVING ALL INTEREST IN SAID PROPERTY TO WANDA M MOSLEY.

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: **3211 Cynthia Lane, Nashville, TN 37207**

Witness our hands this the 3 day of October, 2018.

Wanda M. Mosley
WANDA M. MOSLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA M. MOSLEY,** 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 3 day of October 2018.

Notary Public

My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022