Karen Y Johnson Davidson County
Batch# 151595 DEEDQC
10/16/2018 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181016-0102204

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of Oct, 2018

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George R. Wauford and Linda Wauford	SAME AS NEW OWNER	P/O 05308013300
(NAME) 4051 Old Hickory Blvd.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ron Pugh, Successor Trustee of the Revocable Trust Agreement of Leona Kelley, dated June 3, 2009,** hereinafter called the Grantor(s), has quitclaimed unto **George R. Wauford and wife, Linda Wauford.**, hereinafter called the Grantee(s), their heirs and/or assigns, a 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. 2 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLEY EXCLUDED FROM THIS CONVEYANCE is certain real property described as follows:

Being the northerly twenty feet (20') of Lot No. 2 of Block 17 on the Plan of Dabbs and Elliott's Subdivision, Old Hickory, Tennessee, as of record in Book 247, Page 127, Register's Office for said County.

Said northerly 20 feet of said Lot fronts 20 feet on the easterly side of Twenty-Eighth Street and runs back between parallel lines 144 feet to an alley, on which it measures 20 feet thereon.

Being the same property conveyed to Beverly D. Kelley. Trustee un-der the Revocable Trust Agreement of Leona Kelley. dated June 3, 2009 by deed from Leona T. Kelley. a widow of record in Instrument No. 20090622-0057598, Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as p/o 308 28th Street, Old Hickory, TN 37138

Witness my hand this 8th day of October, 2018.

Revocable Trust Agreement of Leona Kelley

BY: Ron Pugh
Ron Pugh, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron Pugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged hisself as Trustee of the Revocable Trust Agreement of Leona Kelley, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of October, 2018.

R. Francene Kavin
Notary Public
My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY