Karen Y Johnson Davidson County
Batch# 153755 DEEDQC
10/24/2018 11:38:13 AM 3 pgs
Fees: $18.00 Taxes: $37.00
20181024-0105392

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
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Subject Property: **Map/Parcel #: 071 02 0056.00**
Property Address: 1223 Avondale Circle, Nashville, TN 37207

New Owners: Terry L. Williams, Jerry Williams, Sharon Rhodes, Janice Greer, and Debra Thompson
Address: 1223 Avondale Circle, Nashville, TN 37207

Send Tax Bill To:
Jerry Williams
1223 Avondale Circle
Nashville, TN 37207

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Estate of Robert Lee Williams, Davidson County, Nashville, Tennessee, Seventh Circuit Court, Case Number 15P376, pursuant to the Order entered in Davidson County, Nashville, Tennessee, Seventh Circuit Court, Case Number 15P376 on June 2, 2017, and for good and valuable consideration, and Ten Thousand Dollars ($10,000.00) monetary consideration to resolve any boundary disputes pursuant to the Real Estate Contract entered contemporaneously herewith, we, Brenda Cripps and Edward Wayne Cripps (deceased) ("the Grantors") hereby quitclaim and convey to Terry L. Williams, Jerry Williams, Sharon Rhodes, Janice Greer and Debra Thompson, (the "Grantees" and the heirs of Robert Lee Williams) all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being a Parcel of land in the Second Councilmanic district of Davidson County, Tennessee, located on the south margin of Avondale Circle, east of Monticello Drive, and being the Williams property, as evidenced in Deed Book 4416, Page 172, in the Register's Office for Davidson County, Tennessee (RODCT), and also including a portion of the Cripps property, as evidenced in Instrument Number 20111115-0089259, (RODCT), and said portion of the Cripps property being more particularly described as follows: to get to the point of BEGINNING, start at a point located on the south margin of Avondale circle, said point being the northwest corner of Parcel 057.01 on Davidson County Tax Map 071-02, also said point being the northeast corner of Parcel 057.00 on Davidson County Tax Map 071-02, (the Cripps property), thence with the south margin of Avondale Circle, South 80 degrees 49 minutes 16 seconds West a distance of 81.95 to an iron pin, said iron pin also being the point of BEGINNING, thence, leaving said margin and with Cripps new line, South 09 degrees 01 minutes 06 seconds East a distance of 110.34 feet to a monument, thence South 80 degrees 35 minutes 12 seconds West a distance of 7.69 feet to a point, thence

North 09 degrees 10 minutes 44 seconds West a distance of 110.38 feet to a point on the south margin of Avondale Circle, thence with said margin, North 80 degrees 49 minutes 16 seconds East a distance of 8.00 feet to the point of BEGINNING, containing 865 square feet more or less. Said 1223 Avondale Circle, being Parcel 056.00 on Davidson County Tax Map 071-02, and being more particularly described as follows;

To get to the point of BEGINNING, start at a point located on the south margin of Avondale circle, said point being the northwest corner of Parcel 057.01, as shown on Davidson County Tax Map 071-02 belonging to Miller, as evidenced in Instrument Number 20150910-0091805 (RODCT), also said point being the northeast corner of Parcel 057.00, thence with the south margin of Avondale Circle, South 80 degrees 49 minutes 16 seconds West a distance of 81.95 to an iron pin, said iron pin also being the point of BEGINNING, thence;

1) Leaving the south margin of Avondale Circle, and with a new line common to the revised Parcel 056.00 and revised parcel 057.00, South 09 degrees 01 minutes 06 seconds East, a distance of 110.34 feet to a monument, and said monument also being along the north line of Parcel 084.00, as shown on Davidson County Tax Map 071-06, belonging to Shriji Hospitality, INC. as evidenced in Instrument Number 20060928-0120359 (RODCT), thence;
2) With the north line of said Parcel 084.00, and with the north line of Parcel 084.00, passing a monument at 37.25 feet a, said monument being the northwest corner of Parcel 084.00, and said monument being the northeast corner of Parcel 002.00, as shown on Davidson County Tax Map 071-06, belonging to Talbot View LLC. as evidenced in Instrument Number 20140714-0061865 (RODCT), South 80 degrees 35 minutes 12 seconds West, a total distance of 67.69 feet to an iron pin, said iron pin being the southeast corner of Parcel 055.00 as shown on Davidson County Tax Map 071-02, belonging to Tromburg, as evidenced in Instrument Number 20170419-0038219 (RODCT), and said iron pin being the southwest corner of the property herein described, thence;
3) With the line common to said Parcel 055.00 and the property herein described, North 09 degrees 10 minutes 44 seconds West, a distance of 110.62 feet to a mag nail on the south margin of Avondale Circle, and said mag nail also being the northwest corner of the property herein described, thence;
4) With the south margin of Avondale Circle, North 80 degrees 49 minutes 16 seconds East, a distance of 68.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 0.1720 acres or 7495 square feet, according to a survey by Jesse E. Walker, RLS, PE, dated February 12, 2018.

Being part of the same property conveyed to Edward Wayne Cripps (deceased) and Wife, Brenda Cripps by Deed of Correction from Frank Z. Cripps, recorded at Instrument No. 20111115-0089259, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert Lee Williams, Jr. and Wife, Sarah Williams, by Warranty Deed from M. H. Webb and Wife, Ida Nell Webb, recorded in Deed Book 4416, page 172, Register's Office for Davidson County Tennessee.

Being part of the same property conveyed to Brenda Cripps and Edward Wayne Cripps by Quitclaim Deed from Terry L. Williams, Jerry Williams, Sharon Rhodes, Janice Greer and

Debra Thompson recorded in Instrument No. 20181024-0105393 recorded contemporaneously herewith.

This is IMPROVED property, known as 1223 Avondale Circle, Nashville, TN 37207.

Subject to any easement and/or restrictions of record in the Register's Office in Davidson County, Tennessee.

IN WITNESS WHEREOF we have hereunto set my hand this 19TH day of SEPTEMBER, 2018.

Brenda Cripps
Brenda Cripps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Cripps**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19TH day of SEPTEMBER, 2018.

NOTARY PUBLIC

MARCH 3, 2020
My Commission Expires

M. TODD SANDAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10,000.00
Affiant
Subscribed and sworn before me this the
24 **Day of** October, **20** 18.
Brandi Wells, **Deputy Register**