Karen Y Johnson Davidson County
Batch# 153755 DEEDQC
10/24/2018 11:38:13 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20181024-0105393

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: 1219 Avondale Circle, Nashville, TN 37207

New Owner: Brenda Cripps
Address: 1219 Avondale Circle
Nashville, TN 37207

Send Tax Bill To:
Brenda Cripps
1219 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 to resolve any boundary disputes pursuant to the Real Estate Contract entered contemporaneously herewith, we, **Terry L. Williams, Jerry Williams, Sharon Rhodes, Janice Greer and Debra Thompson**, (the "Grantors" and the heirs of Robert Lee Williams) quitclaim and convey to **Brenda Cripps** ("the Grantee") hereby all the right, title and interest we 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 a portion of the Cripps property, as evidenced in Instrument 20111115-0089259, in the Register's Office for Davidson County, Tennessee (RODCT), and excluding a portion of said Cripps property, 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;

BEGINNING at an iron pin located on the south margin of Avondale Circle, said iron pin also 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), and said iron pin being the northeast corner of the property herein described, thence;

1) Leaving the south margin of Avondale Circle, with the line common to said Parcel 057.01 and the property herein described, South 06 degrees 54 minutes 12 seconds East, a distance of 150.00 feet to a point, said point being the southwest corner of said Parcel 057.01, and said point also being on the north line of Parcel 084.00, as shown on Davidson County Tax Map 071-08, belonging to Shriji Hospitality, INC. as evidenced in Instrument Number 20060928-0120359 (RODCT), thence;

2) With the north line of Said Parcel 084.00, North 71 degrees 47 minutes 16 seconds West, a distance of 85.94 feet to a concrete monument, said monument being the southwest corner of the property herein described, thence;

3) With a new line common to the revised Parcel 056.00, as shown on Davidson County Tax Map 071-02, (The Williams property) as evidenced in Deed Book 4416, Page 172, (RODCT), said Williams property also including a portion of the Cripps property as excluded above, and common to the property herein described, North 09 degrees 01 minutes 06 seconds West a distance of 110.34 feet to an iron pin, said iron pin being located on the south margin of Avondale Circle, and said iron pin 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 81.95 feet to a point, said point being the point of BEGINNING, containing 0.2377 acres or 10357 square feet, according to a survey by Jesse E. Walker, RLS, PE, dated February 12, 2018.

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 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 Terry L. Williams, Jerry Williams, Sharon Rhodes, Janice Greer and Debra Thompson from Brenda Cripps and Edward Wayne Cripps by Quitclaim Deed recorded in Instrument No. 20181024-0105392 recorded contemporaneously herewith.

This is IMPROVED property, known as 1219 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 I have hereunto set my hand this 17th day of May, 2018.

Terry L. Williams
Terry L. Williams

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry L. Williams**, 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of May, 2018.

Kathryn Henderson
NOTARY PUBLIC

Sept. 20, 2020
My Commission Expires

KATHRYN HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

Jerry L. Williams

Jerry Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry Williams**, 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 foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8TH day of June, 2018.

GUILLERMO ALONZO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

7/2/18
My Commission Expires

Sharon Rhodes

Sharon Rhodes

District Of Columbia
~~**STATE OF MARYLAND**~~)
~~**PRINCE GEORGE'S COUNTY)**~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharon Rhodes**, 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 17 day of May, 2018.

NOTARY PUBLIC

MERCY V. DHEMING
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires February 28, 2023

My Commission Expires

MERCY V. DHEMING NOTARY PUBLIC EXP. 2-28-23 DISTRICT OF COLUMBIA

Janice Greer

Janice Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice Greer**, 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 20 day of July, 2018.

KEVIN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

Kevin Harris
My Commission Expires 03/08/2021

My Commission Expires

Debra A Thompson

Debra Thompson

STATE OF GEORGIA
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debra Thompson**, 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 22 day of May, 2018.

NOTARY PUBLIC

Oct. 3, 2020
My Commission Expires

TAMARA DUNCAN
Notary Public, Fulton County, Georgia
My Commission Expires October 3, 2020

May 22, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
24 Day of October, 2018.
Brandi Lewis, Deputy Register

TAMARA DUNCAN NOTARY PUBLIC GEORGIA EXPIRES October 3, 2020 FULTON COUNTY