QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 155122 DEEDQC
10/30/2018 12:09:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181030-0107359

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew B. Colvin and wife, Jessica Phelps	Same	083-05-0-169.00
(NAME)	(NAME)	
1018 Mansfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Andrew B. Colvin, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto Andrew B. Colvin and wife, Jessica Phelps, all of Grantor's right, title and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-THIRD OF LOT 3 IN CONNELL O'DONNELL'S PLAN AS OF RECORD IN PLAN BOOK 2, PAGE 37 CHANCERY COURT AT NASHVILLE, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JUNE 14, 1934, BY ERLE DRAKE, COUNTY SURVEYOR, AS FOLLOWS: SAID WESTERLY PART OF LOT NO. 3 FRONTS 48 FEET 4 INCHES ON THE SOUTHERLY SIDE OF MANSFIELD AVENUE, FORMERLY MCFERRIN AVENUE, AND RUNS BACK BETWEEN LINES 187.6 FEET, MORE OR LESS, ON THE WEST LINE AND 187.9 FEET, MORE OR LESS, ON THE EAST LINE TO AN ALLEY IN THE REAR AND MEASURES 48 FEET 4 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANDREW B. COLVIN, UNMARRIED, BY WARRANTY DEED FROM ROBERT DRIMMER, UNMARRIED, OF RECORD AT INSTRUMENT NO. 20121227-0119413, REGISTER'S OFFICE FOR DAVIDSON COUTNY, TENNESSEE, DATED DECEMBER 21, 2012 AND RECORDED ON DECEMBER 27, 2012.

This conveyance is further subject to (1) such instruments of record in Plan Book 2, page 37 Chancery Court for Davidson County, Tennessee, said Register's Office, (2) all applicable zoning ordinances, (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

unimproved

This is improved X property, known as 1018 Mansfield Street, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 25 day of October, 2018.

ANDREW B. COLVIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me; the undersigned, Notary Public in and for said County and State, Andrew B. Colvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 25 day of October, 2018.

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Commission expires: 5/5/19

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., LLC
5115 Maryland Way
Brentwood, Tennessee 37027