Karen Y Johnson Davidson County
Batch# 155627 DEEDQC
11/01/2018 08:08:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181101-0108021

**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
155 Franklin Road, Suite 125
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Edward A. Marcoe, Jr. and Jane Ann Marcoe, Trustees, Marcoe Family Revocable Trust<br>57 Annandale<br>Nashville, TN 37215 | New Owner | 158040A05600CO |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jane A. Marcoe** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Edward A. Marcoe, Jr. and Jane Ann Marcoe, Trustees, Marcoe Family Revocable Living Trust Agreement dated October 29, 2018** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being that portion of Lot No. 28 on the Plan of Resubdivision of Otterwood Lot #27 and Lot #28, Section Two, as of record in Plat Book 8250, Page 631, Register's Office for Davidson County, Tennessee, which is now part of Lot No. 27 on the Resubdivision Plat of Lots 27, 28 and 29, Otterwood, Section Two, recorded as Instrument No. 20071010-0120615, said Register's Office, to which plan reference is made fore a more complete description.

Being the same property conveyed to **Jane A. Marcoe**, by Quitclaim Deed from **Edward A. Marcoe and wife, Jane A. Marcoe**, dated December 17, 2007, of record in Instrument Number 20080118-0005751, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Otterwood of record in Book 7260, page 483, amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

2. Dedication of common area of record in Book 8250, Page 859, Book 9700, Page 529, and Book 9903, Page 850, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Otterwood Homeowner's Association of record in Book 7292, Page 315, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Book 6900, Pages 598-602 and as Instrument Number 20071010-0120615, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 7667, Page 218, corrected in Book 7942, Page 678, Register's Office for Davidson County, Tennessee.

This is improved property known as: **57 Annandale, Nashville, TN 37215**.

* **Jane A. Marcoe** and **Jane Ann Marcoe** are one and the same person.

* **Edward A. Marcoe** and **Edward A. Marcoe, Jr.** are one and the same person.

(Description from prior deed of record).

**IN WITNESS WHEREOF**, the Grantor hereby affixes her signature on this the 29th day of October 2018.

**Jane A. Marcoe**

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 **Jane A. Marcoe**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October 2018.

Notary Public

My Commission Expires: Aug 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29th day of October 2018.

Notary Public

My Commission Expires: Aug 4, 2019

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires August 4, 2019