Karen Y Johnson Davidson County
Batch# 155731 DEEDQC
11/01/2018 11:06:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181101-0108222

QUITCLAIM DEED

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-18-2020

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF OCT, 2018.

(Affix Seal) Notary Public

My Commission Expires: 6/16/19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles McConnell	SAME	082.16-0-072.00 & 071.00
922 & 924 Woodland Street		
Nashville, TN 37206		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Paul Gerald McConnell,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Charles McConnell**, with right of survivorship hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached "**EXHIBIT A**"

This is ( ) unimproved property:
(X) improved property known as: **922 & 924 Woodland Street Nashville, TN 37206**

Witness my hand this 17 day of October, 2018:

Paul Gerald McConnell date 10-17-18

witness

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, the bargainor(s), **Paul Gerald McConnell,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.
Witness my hand and official seal at:

County of WILLIAMSON, State of TENNESSEE, this 17th day of OCTOBER, 2018.

Julie M. Leturmy
Notary Public

My Commission Expires: 7/24/2022

JULIE M LETURMY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 10 on M. Vaughn's plan of lots in east Nashville formerly Edgefield, as of record in Book 21, page 143, Register's Office for said County being the same as the westerly 40 feet of Lot No. 3 on the plan of the subdivision of Lot No. 15, in Greenwood Payne Addition to Edgefield, now East Nashville, as of record in Book 21, page 103, Register's Office for said County.

Said westerly part of Lot No 10 or 3 fronts 40 feet on the southerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Alton E. McConnell, a/k/a A.E. McConnell, by Pauline Vester Kelly, a widow on April 27, 1976 by Deed of record in Book 5019, page 893, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Vaughn's subdivision, as of record in Plan Book 21, page 143, Register's Office for said County, also being knows as part of a lot of the Subdivision of Lot 15 of Payne's Addition, as of record in Book 21, page 103, said Register's office, and also being known as part of Lot No. 13 of R.W. Brown's Addition, as of record in Book 21, page 68, said Register's Office, Said lot fronts 50 feet on the southerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Alton E. McConnell, a/k/a A.E. McConnell, by Paul J. Burge and wife Emily H. Burge on April 27, 1976 by Deed of record in Book 5019, page 879, Register's Office for Davidson County, Tennessee.

TRACTS 1 and 2

Alton E. McConnell, Sr. died testate on 4-11-1992, leaving all of his property to Charlene L. McConnell by Will of record in Book XX page 38 of the Probate Court of Wilson County, Tennessee. Charlene Lassiter McConnell died testate on 8-10-2005 leaving the property herein described equally to Paul Gerald McConnell and Charles Roy McConnell, Sr. by Will of record in Will Book 5, page 159 et seq. in the Probate Court of Wilson County, Tennessee, and recorded as Inst # 201307120072112 in the Register's Office of Davidson County, Tennessee.

Any and all rights, title, and interest in the said Tracts 1 and 2 were divested from Kimberly Jo McConnell and vested solely in Charles Ray McConnell a/k/a Charles Roy McConnell, Sr., by Final Decree of Divorce by Default in the Chancery County of Cheatham County of record in Inst # 200906260059496 in the Register's Office for Davidson County, Tennessee,