Karen Y Johnson Davidson County
Batch# 155869 DEEDQC
11/01/2018 03:21:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181101-0108444

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Charles W. Speer Lee Oscar Catoe 411 Sarver Ave. Madison, TN 37115	Community Mortgage 19045 E. Valley View Parkway, Suite F Independence, MO 64055	043-01-0-104.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles W. Speer, A Married Man,** by these presents does hereby quitclaim and convey unto **Charles W. Speer and spouse Lee Oscar Catoe, Married to each other,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the South 255 feet of the East 71 feet of Lot "I" on the Corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of Lot "I" fronts 71 feet on the North side of Sarver formerly Madison Avenue, and runs back between parallel lines, 255 feet to a dead line.

Being a part of the same property conveyed to Robert J. Martin, et ux Irene M. Martin by Warranty Deed from Wayne H. Woodard, et ux Dorothy A. Woodard of record in Book 7419, Page 511, Register's Office for Davidson County, Tennessee, dated November 30, 1987 and recorded on December 07, 1987. Final Decree of Divorce between Robert J. Martin and Irene M. Martin recorded on June 22, 2017 in Instrument No. 20170622-0062883, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Garrison Martin by Affidavit of Heirship recorded on June 29, 2017 in Instrument No. 20170629-0065572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willis Residential Holdings LLC, a TN limited liability company by Warranty Deed from Music City Holdings, LLC, a TX limited liability company of record in Instrument No. 20170630-0065965, Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on June 30, 2017.

20180806-0077245

Being the same property conveyed to Charles W. Speer, a single man by Warranty Deed from Willis Residential Holdings, LLC, a Tennessee limited liability company of record in Instrument No. _____, Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 10, 2018.

This is improved property also known as 411 Sarver Ave., Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30 day of August 2018.

Affiant

My commission expires: 5-3-21
(Affix Seal) Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of August, 2018.

Charles W. Speer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles W. Speer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021