Karen Y Johnson Davidson County
Batch# 182620 DEEDQC
01/10/2019 01:27:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190110-0002782

QUITCLAIM DEED

This instrument was prepared by:
Reba Hinkle
[*Name*]
1211 Matterhorn Run [*Street or Postal Address*]
Murfreesboro, TN 37130 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	Roy Wayne Hinkle 2538 Hibbitts Road Nashville, TN 37214
Name and address of the Mortgagee (the holder of a mortgage loan):	None
Tax map parcel number:	095 08 0 127.00
Mail tax bills to:	Roy Hinkle 2538 Hibbitts Road Nashville, TN 37214

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Reba M. Hinkle, the Grantor, sell, transfer, and convey to Roy W. Hinkle, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE:
[*legal description*]

Being Lot No. 28 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118, and 119, Register's Office for said County, together with one-half of a street and alley abandoned in Bill No. 087-1931, Metropolitan Clerk's Office.

Being the same property conveyed to Buford Maxwell and wife, Vera Cleo Maxwell by deed from A & C Home, Inc., of record in Book 2400, Page 209, Register's Office, Davidson County, Tennessee, and part of the same property abandoned in Bill No. 087-1931, Metropolitan Clerk's Office. The Buford Maxwell is now deceased.
Source of title 20030619-0085159
This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2297, Page 194, said Register's Office.

This conveyance is subject to any and all easements, if any.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for the year 2018 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.

Witness my hand this ~~31st~~ 10th day of ~~December~~ January, ~~2018~~ 2019.

Reba M. Hinkle
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 10th day of January, 2019, before me personally appeared Reba M Hinkle, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: Feb 10th, 2021.

JAMIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 10, 2021

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 0. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Reba M. Hinkle
Grantee

Sworn to and subscribed before me this 10th day of January, 2019.

Notary Public

My commission expires: Feb 10th, 2021.

JAMIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires Feb. 10, 2021