QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 201894 DEEDQC
03/05/2019 09:24:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190305-0019897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Kevin Wolcott (NAME)	**Same** (NAME)	
909 28th Ave. N. (ADDRESS)	(ADDRESS)	**092-06-0-181.01**
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN ELDRIDGE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

KEVIN WOLCOTT, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARTS OF LOTS NO. 10 AND 11 ON THE CLARE OR HADLEY PLAN OF ADAM YOUNG LOTS OF RECORD IN BOOK 57, PAGE 81, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 177 FEET SOUTH OF THE CORNER OF CLARE AVENUE AND 28TH AVENUE, BEING THE CORNER OF 28TH AVENUE AND AN ALLEY, AND, ALSO, THE SOUTHEAST CORNER OF LOT NO. 11 ON THE CLARE OR HADLEY PLAN REFERRED TO ABOVE, THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY A DISTANCE OF 63 FEET IN A WESTERLY DIRECTION, SAID MARGIN BEING THE SOUTHERLY BOUNDARIES OF LOTS NO. 10 AND 11 ON THE CLARE OR HADLEY PLAN REFERRED TO ABOVE, THENCE NORTHERLY 50 FEET WITH A LINE PARALLEL TO THE BOUNDARY OF 28TH AVENUE, THENCE EASTWARDLY 54 FEET WITH A LINE PARALLEL TO THE MARGINS OF SAID ALLEY, THENCE TWELVE FEET SOUTHERLY FOLLOWING THE MARGIN OF 28TH AVENUE, THENCE 9 FEET EASTERLY FOLLOWING THE MARGIN OF 28TH AVENUE AND THENCE SOUTHERLY 38 FEET WITH THE WESTERN BOUNDARY OF 28TH AVENUE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN ELDRIDGE, BY QUITCLAIM DEED FROM E3 CONSTRUCTION SERVICES, LLC, OF RECORD IN INSTRUMENT NUMBER 20181213-0121472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY HAVING NEVER BEEN USED AS GRANTOR'S MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **909 28th Ave. N., Nashville, TN 37208.**

Witness our hands this the 23 day of January, 2019.

John Eldridge

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Eldridge**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of January, 2019.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020