Karen Johnson Davidson County
Batch# 218229 DEEDQC
04/16/2019 10:32:58 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20190416-0034664

FROM:

LEROY CLAYBROOKS, JR. and
JEANNE C. MERRIWEATHER

TO:

RENARD A. HIRSCH, SR., TRUSTEE

AND

FROM:

RENARD A. HIRSCH, SR., TRUSTEE

TO:

LEROY CLAYBROOKS, JR.,
JEANNE C. MERRIWEATHER.
NICOLE HOBBS, KEVIN SEATS
and TIMOTHY CLAYBROOKS

QUITCLAIM DEED

Name & Address of Property Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Leroy Claybrooks, Jr., et al. 1220 Acre Trail Madison, TN 37115	Leroy Claybrooks, Jr., et al. 1220 Acre Trail Madison, TN 37115	051-10/8

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Renard A. Hirsch Sr.
Affiant

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Subscribed and sworn to before me on this 15th day of April, 2019.

Jacqueline Orr Wiggins
Notary Public

My commission expires: October 7, 2019

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy in common, we, LEROY CLAYBROOKS, JR. and JEANNE C. MERRIWEATHER, by these presents do hereby quitclaim all of our interest unto RENARD A. HIRSCH, SR., TRUSTEE, his successors and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of Oakland Acres, Section 4, as shown on plat of record in Plat Book 2133, page 19, in the Register's Office for Davidson County, Tennessee.

Beginning on the Northerly margin of Freda Villa at the corner of Lots Nos. 36 and 37; thence with the line between said two lots Northwardly 188 feet to the Southerly margin of Lot No. 39, thence with the line between Lots Nos. 36 and 39

Eastwardly 216 feet to the Westerly margin of Acre Trail; thence with said Trail Southwardly 162 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southwardly 39.3 feet to the Northerly margin of Freda Villa; thence with said Villa Westwardly 191 feet to the beginning.

Being the same property conveyed to Leroy Claybrooks, Jr., Leroy Claybrooks, Sr., Evelyn Claybrooks, and Jeanne C. Merriweather by Quitclaim Deed from Jeffrey Blackshear, Trustee, recorded as Instrument No. 20070112-0005342, Register's Office for Davidson County, Tennessee; the said Leroy Claybrooks, Sr. and Evelyn Claybrooks having since died.

This is improved property known as 1220 Acre Trail, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said RENARD A. HIRSCH, SR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby, convey, remise, release and forever quitclaim unto LEROY CLAYBROOKS, JR., JEANNE C. MERRIWEATHER, NICOLE HOBBS, KEVIN SEATS and TIMOTHY CLAYBROOKS, as joint tenants in common with right of survivorship, such where upon the death of one of the Grantees herein, his/her interest shall pass to the remaining Grantee as the survivor of the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 15th day of April, 2019.

Leroy Claybrooks Jr.
LEROY CLAYBROOKS, JR.

Jeanne C. Merriweather
JEANNE C. MERRIWEATHER

Renard A. Hirsch, Sr.
RENARD A. HIRSCH, SR.
TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named LEROY CLAYBROOKS, JR, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of April, 2019.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 10/07/2019

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 7, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named JEANNE C. MERRIWEATHER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of April, 2019.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 10/07/2019

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within named RENARD A. HIRSCH, SR., TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 15th day of April, 2019.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 10/07/2019

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019