QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 241120 DEEDQC
06/10/2019 03:08:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190610-0055565

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2019

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN COON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael S. Wolf **Rachel B. Wolf**	New owner	**Map 144-12-0 Parcel 023.00**
5895 E. Ashland Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nancy Sue Willoughby Blondin, Devisee under the Last Will and Testament of Sue Marie Johnson Willoughby

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Michael S. Wolf and Rachel B. Wolf

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Otter Creek Hills, of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harry Allen Willoughby and wife, Sue Marie Willoughby by deed from Patterson & Fox Constructions Company, a partnership composed of James E. Patterson and Cecil E. Fox, of record in Book 4047, Page 73, Register's Office for Davidson County, Tennessee. According to a Warranty Deed recorded in Book 8339, Page 166, said Register's Office, Harry Allen Willoughby and wife, Sue Marie Willoughby both having died. Harry Allen Willoughby having predeceased Sue Marie Willoughby. Last Will and Testament of Sue Marie Johnson Willoughby of record in Probate Court of Davidson County Tennessee, Docket No. 97042 and Will Book 174, Page 402, said Register's Office. Being the same property further conveyed to Timothy W. Blondin and wife, Nancy S. Blondin, by Deed dated April 25, 1991 from Bruce Edward Willoughby, Co-Executor, Gregg Alan Willoughby, heir, and Nancy Sue Willoughby, Co-Executor of the Estate of Sue Marie Johnson Willoughby, of record in Book 8339, Page 166, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed has been executed and delivered by Nancy Sue Willoughby Blondin, Devisee under the Last Will and Testament of Sue Marie Johnson Willoughby, in order to correct the defective conveyance of the above described property which was contained in a previous Quitclaim Deed dated April 25, 1991, recorded in Book 8339, Page 166, Register's Office of Davidson County, Tennessee. Said Quitclaim Deed contained a defective Notary Acknowledgment for Nancy S. Blondin and this quitclaim deed has been executed and delivered to confirm that the warranty deed of even date herewith which has been granted to the within named Grantees does convey any interest which has been held by the said Nancy Sue Willoughby Blondin.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__x__) Unimproved (____) property, known as: **5895 E. Ashland Drive, Nashville, TN 37215**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-25-19-5895

Witness my/our hand(s) this **5th** day of **June, 2019.**

Nancy Sue Willoughby Blondin

Nancy Sue Willoughby Blondin, Devisee under the Last Will and Testament of Sue Marie Johnson Willoughby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Sue Willoughby Blondin, Devisee under the Last Will and Testament of Sue Marie Johnson Willoughby,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.