THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 246868 DEEDQC
06/21/2019 10:09:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190621-0060082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00 (zero dollars).**

Subscribed and sworn to before me Kathy Lynn Cutshaw
Affiant
This 20th day of June, 2019.

Notary Public
My Commission Expires:

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

QUIT CLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Michael Ray Cutshaw **106 Ellington Place** **Madison, TN 37115**	**Michael Andrew Cutshaw** **155 Hardaway Drive** **Goodlettsville, TN 37072**	**033 08 0 111.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Lynn Cutshaw, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Ray Cutshaw, a single man** and the Grantee herein, his successors, heirs and assigns, all her interest in certain real estate in Davidson County, Tennessee to be held as Tenant in Common with Michael Andrew Cutshaw.

The property hereby conveyed is described as follows:

Beginning at a point in the northerly margin of Hardaway Drive, at the common corner of Lots 345 and 346; thence with the margin of the same, westerly 100 feet to the beginning of a curve; thence around said curve, 39.27 feet to a point in the easterly margin of Janette Avenue; thence with the margin of the same, northwesterly 125 feet to a point; thence leaving said Drive, easterly 110.97 feet to a common corner of Lots 345-346; thence with the line between said lots, southerly 114.5 feet to a point beginning.

This conveyance is mad subject to the following:

1. 1995 taxes and subsequent years.
2. Any and all conditions, restrictions, and easements of record.
3. Restrictive covenants of record in Book 4179, page 488, said Register's Office.
4. Any portion of the premises lying within the bounds of Hardaway Drive and Janette Avenue.
5. All matters affecting said premises as contained in Plat Book 3700, Pages 144-145, said Register's Office, including but not limited to, a 40-foot setback line from the west line of said lot, a 30-foot minimum building setback line from the south line of the lot, a 10-foot minimum easement for utilities and drainage from the north of said lot, and a 2 ½' X 30' utility anchor easement at the southeast corner of the said lot.

Being the same property conveyed to Kathy Lynn Cutshaw and Michael Andrew Cutshaw by Administrator's Deed from Raymond Cutshaw, Administrator of the estate Hazel Christine Cutshaw, Davidson County Probate Docket 18-P1909, Davidson County, Tennessee, record by instrument 20190613-0056995, recorded on June 13, 2019, said Register's Office.

This is improved property located at **155 Hardaway Drive, Goodlettsville, TN 37072.**

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

Witness my hand this _____ day of June 2019, the bargaining party, having caused her name to be signed hereto on said day and date.

Kathy Lynn Cutshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2019, before me personally appeared Kathy Lynn Cutshaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose stated herein.

Witness my hand, at office, this 20th day of June, 2019.

SHAILESH PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary's Signature
My commission expires: 05/09/2023

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.