Karen Johnson Davidson County
Batch# 259883 DEEDQC
07/22/2019 09:34:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190722-0071448

PREPARED BY: DONOHO, TAYLOR & TAYLOR
204 Court Street
Hartsville, Tennessee 37074

119-14 71
District _____ Map 119-14 Group _____ Control Map _____ Parcel 45
119-2 115

JOYCE ANN R. WALLER aka JOYCE A. WALLER
TO
JAMIE WALLER and JULIE FARIS

Address of New Owner and
Mail Tax Notices To:

211 Fortress Blvd. Apt. 1025
Murfreesboro, TN 37128

QUITCLAIM DEED

This instrument made and entered into on this the 14 day of April, 2019, by and between JOYCE ANN R. WALLER aka JOYCE A. WALLER, Grantor, and JAMIE WALLER and JULIE FARIS, Grantees,

WITNESSETH:

That for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, JOYCE ANN R. WALLER aka JOYCE A. WALLER, conveys and quitclaims unto JAMIE WALLER, a ½ undivided remainder interest, and JULIE FARIS, a ½ undivided remainder interest, while retaining a life-estate, in and to the following described real estate, to wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being Lot No. 55 on the Revised Plan of Caldwell Hall, Section 1, of record in Book 2900, page 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Shadescrest Drive, common corner of Lots Nos. 55 and 56; thence westerly with the line between said two lots 94.0 feet to the common corner of Lots Nos. 55, 56 and 111; thence northerly with the line between Lots Nos. 55 and 111, 138.5 feet to the southerly margin of Wauford Drive; thence with said margin easterly 110.12 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the westerly margin of Shadescrest Drive; thence with said margin southerly 115.00 feet to the point of beginning.

This is the same property which was conveyed to Jesse L. Waller and wife, Joyce Ann R. Waller from Gaylor E. Cole by deed dated April 2, 1973, of record in Deed Book 4694, page 919, Register's Office of

Davidson County, Tennessee. The said Jesse L. Waller is now deceased.

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lot No. 157 on the Map of Battlewood Section 2, as of record in Plan Book 1835, pages 95 and 96, Register's Office of Davidson County, Tennessee.

Said Lot No. 157 fronts 100 feet on the east side of Drummond Drive and runs back between parallel lines 200 feet to the right-of-way of N. C. and St. L. Railroads.

This is the same property which was conveyed to Joyce A. Waller from Thelma Lacy Richardson by deed dated November 24, 1989, of record in Book 8018, page 72, Register's Office of Davidson County, Tennessee.

TRACT NO. 3:
Being Lot No. 15 on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said Lot No. 15 fronts 98 feet on the northerly side of Evelyn Avenue and runs back between lines, 134.4 feet on the west line and 131.6 feet on the east line, to a dead line in the rear, which is a broken line, measuring 129 feet thereon.

This is the same property which was conveyed to Joyce A. Waller from Thelma Lacy Richardson by deed dated November 4, 1989, of record in Deed Book 8018, page 75, Register's Office of Davison County, Tennessee.

The preparers of this document have not made a title examination of the herein described property and no assurance is made of the title by Donoho, Taylor & Taylor.

In Testimony Whereof, JOYCE ANN R. WALLER aka JOYCE A. WALLER, has hereunto set her signature, this the day and date first above written.

Joyce R. Waller

JOYCE ANN R. WALLER
aka JOYCE A. WALLER

STATE OF TN

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOYCE ANN R. WALLER aka JOYCE A. WALLER, 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 Hartsville TN this 11th day of April, 2019.

NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My commission expires: 5-1-19

STATE OF TN
COUNTY OF TD

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

AFFIANT

Subscribed and sworn to before me this the 11th day of April, 2019.

REGISTER OR NOTARY PUBLIC

ASHLEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

My Commission Expires: 5-1-19