THIS INSTRUMENT WAS PREPARED BY :
Advantage Title and Escrow, Inc. 1321 Murfreesboro Rd. Ste. 823 Nashville, TN 37211

FROM: Theresa A. Dougan **TO: Phillip D. Dougan**

QUITCLAIM DEED

Address of New Owner:
Phillip D. Dougan
301 Ben Allen Rd
Nashville, TN 37216

Send Tax Bills To:
owner

Map & Parcel
061-00-0-024.01

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever greater, for this transaction is
$ 0.00
affiant
Subscribed and sworn to before me this the 24th day of October, 2019

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

Notary Public
Commission Expires:_____

I, **Theresa A. Dougan** do hereby quitclaim to **Phillip D. Dougan** his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey made by John B. Kohl, III Surveyor, dated September 22, 1980, as follows:

BEGINNING in the easterly margin of Ben Allen Road, 637 feet from the corner of Lot 246, Maplewood Heights Subdivision of record in Book 547, Page 103 Register's Office for said County; thence running North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes east 400 feet; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees 15 minutes west 400 feet to the point of beginning.

Being the same property conveyed to Phillip D. Dougan and wife, Theresa A. Dougan as of record in instrument # 20020625-0075929, said Register's Office

This is improved property known as: 601 Ben Allen Rd Nashville, TN 37216.

Witness our/my hand(s) this the 24th day of October, 2019.

X Theresa Dougan
Theresa A. Dougan

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa A. Dougan 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 the 24th day of October, 2019.

Notary Public
Commission Expires:_____

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-24-2022

Karen Johnson Davidson County
Batch# 306133 DEEDQC
10/25/2019 10:13:20 AM 1 pg
Fees: $12.00 Taxes: $0.00
20191025-0109589