Karen Johnson Davidson County
Batch# 335112 DEEDQC
12/27/2019 08:40:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191227-0133513

COUNTY OF WILLIAMSON
J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF DECEMBER, 2019

Notary Public

MY COMMISSION EXPIRES: 11/4/21

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James and Linda McIllwain	NEW OWNER	135 05 0 026.00
(NAME) 1061 McIllwain Place		
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JAMES T. MCILLWAIN AND WIFE, LINDA MCILLWAIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES MCILLWAIN AND WIFE, LINDA MCILLWAIN AND RICKY L. MCILLWAIN AND WIFE JENNIFER REBECCA MCILLWAIN, ALL AS JOINT TENANTS WITH THE RIGHT SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 3 on the Plan of Seven Mile Pike as of record in Book 2083. Said lot fronts 90 feet on the Southerly side of Antioch Pike and extends back 357 feet on the westerly line and 359.9 feet on the easterly line to a dead line, measuring 90.1 feet thereon.

Included in the above description but excluded therefrom, that part of said property conveyed to the State of Tennessee by deed from S. A. Huddleston, et al, of record in deed Book 2812, Page 513.

Being the same property conveyed to James T. McIllwain and wife, Linda McIllwain, by Warranty Deed from John W. Spence and wife, recorded on June 12, 1964, of record in Book 3767, Page 517, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as 1061 Mcillwain Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 17 day of December, 2019

James McIllwain

Linda McIllwain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of December, 2019, before me personally appeared James McIllwain and Linda McIllwain to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 17 day of December, 2019

Notary Public

My Commission expires:

MICHAEL G. LINDSETH JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 2, 2023