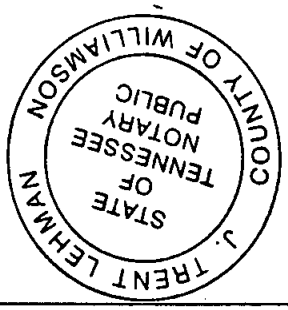
Karen Johnson Davidson County
Batch# 335112 DEEDQC
12/27/2019 08:40:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191227-0133515



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: 11/14/21

(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	134 00 0 037.00
(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 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:

A tract of land in the 5th, formerly the 7th, Civil District, at or near Nashville, in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at the point fifty (50) feet measured northwardly from and at right angles to the centerline of Grantor's D line track at Valuation Station 50+80, which point is three hundred forty nine (349) feet measured eastwardly along said centerline of D line track from Mile Post 3, from Radnor, Tennessee; thence South 77° 13' East along a line fifty (50) feet northwardly from and parallel to said center-line of D line track a distance of two hundred twenty seven and seventy seven hundred (277.77) feet to a point in the west line of Highway I-24; thence North 32° 54' West along west line of highway I-24 a distance of two hundred ninety (290) feet to a point: thence South 18° 30' West a distance of two hundred and sixty one hundredths (203.61) feet to the point of beginning, containing fifty three hundredths (0.53) of an acre, more or less, being the property conveyed to T.C. Jones and George C. Ryan by deed of record in Book 4690, Page 663, R.O.D.C.

The Grantor reserves for itself, its successors and assigns, a permanent road easement over said road lying along the west side of the hereinabove described parcel of land for access to Grantor's lands adjoining the above described parcel, as Grantor's lands now exist or may be subdivided in the future.

Being the same property conveyed to James McIllwain and wife, Linda, by Warranty Deed from T.C. Jones and George C. Ryan,, recorded on March 16th, 1987, of record in Book 7169, Page 340, 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 0 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 Decemberr, 2019

MICHAEL G. LINDSETH JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

Notary Public

My Commission expires: