Karen Johnson Davidson County
Batch# 340101 DEEDQC
01/07/2020 04:07:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002339

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Caroline V. Duley &	Same	105-1361.000
Donald C. Thompson		
900 Waldkirch Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CAROLINE V. DULEY and DONALD C. THOMPSON**, tenants in common, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **CAROLINE V. DULEY and DONALD C. THOMPSON**, as joint tenants with a right of survivorship, and their successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 and a small triangle out of the easterly part of Lot No. 46 on the Plan of Waldkirch's Subdivision of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows: Beginning on the northerly margin of Waldkirch Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the westerly wall of a dwelling now on Lot No. 45, northwardly 33.78 feet to the northwest corner of said dwelling; thence with the north wall of said dwelling, eastwardly 2.45 feet to a point on the line between said Lots Nos. 45 and 46; thence with the line between said two lots; northwardly 76.53 feet to the southerly margin of an alley; thence with same, eastwardly 70 feet to the westerly margin of 9th Avenue, South; thence with same, southwardly 148 feet to the northerly margin of Waldkirch Avenue; thence with same, westwardly 68.4 feet to the beginning.

Together with an easement upon, across and over Lot No. 46 tor the sole purpose of maintenance to said dwelling, created in Book 2498, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caroline V. Duley and Donald C. Thompson by Warranty Deed from Matthew M. Hedges and wife, Shanan Ambriel O'Driscoll-Hedges of record in Instrument No. 20140908-0081994, Register's Office for Davidson County, Tennessee dated August 29, 2014 and recorded on September 8, 2014.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409 (3)(B) and (a)(4), is $-0-.

Subscribed and sworn to before me this the 7th day of January, 2020.

_____
Affiant

_____ My Commission Expires: _____
Notary Public

This is improved property known as 900 Waldkirch Avenue, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

WITNESS our hands this the 7th day of January, 2020.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
7 **Day of** JAN, 2020
AHayes, **Deputy Register**

GRANTORS:

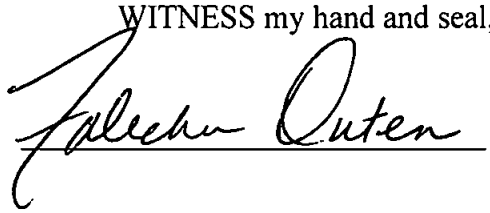
_____
CAROLINE V. DULEY

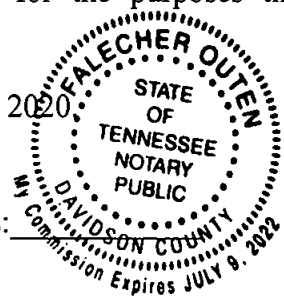
_____
DONALD C. THOMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Caroline V. Duley and Donald C. Thompson, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 7th day of January, 2020.





My Commission Expires: _____