Karen Johnson Davidson County
Batch# 341007 DEEDQC
01/09/2020 10:39:15 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20200109-0003152

This Instrument Prepared By: Lisa Lowe at 2740 Fleet Dr. Hermitage TN 37076

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Edwin L Hill, married, of 2740 Fleet Dr. Nashville, TN 37076, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Lisa H Lowe, not married, of 2740 Fleet Dr. Hermitage, TN 37076, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Fleetwood Estates.

Being all or part of the same property described in the County Register's Deed book 8327, Page 7.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 23RD day of April, 2019.

Signed in the presence of:

Signature

Edwin L Hill

RENEE E. SINNOTT

Name

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, RENEE E. SINNOTT Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Edwin L Hill, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

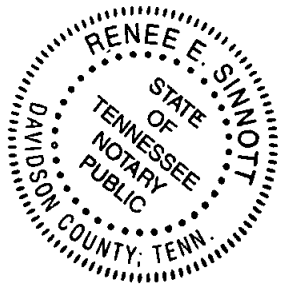
WITNESS my hand and Notarial Seal at office this 23rd day of April, 2019.

Renee E Sinnott

Notary Public, the State of Tennessee

County of DAVIDSON

My commission expires: 01/03/2023



Spousal Acknowledgement

I, Sharon M Hill of 2740 Fleet Dr. Hermitage, TN 37076, spouse of Edwin L Hill, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Sharon M. Hill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, RENEE E. SINNOTT, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Sharon M Hill, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 23rd day of April, 2019.

Renee E Sinnott

Notary Public, the State of Tennessee

County of DAVIDSON

My commission expires: 01/03/2023

RENEE E. SINNOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Register's Fee $ ~~40.00~~ 0.00 RES.

Mail Tax Notice to: Lisa Lowe, 2740 Fleet Dr. Hermitage, TN 37076

Parcel Number: 086140B17100CO

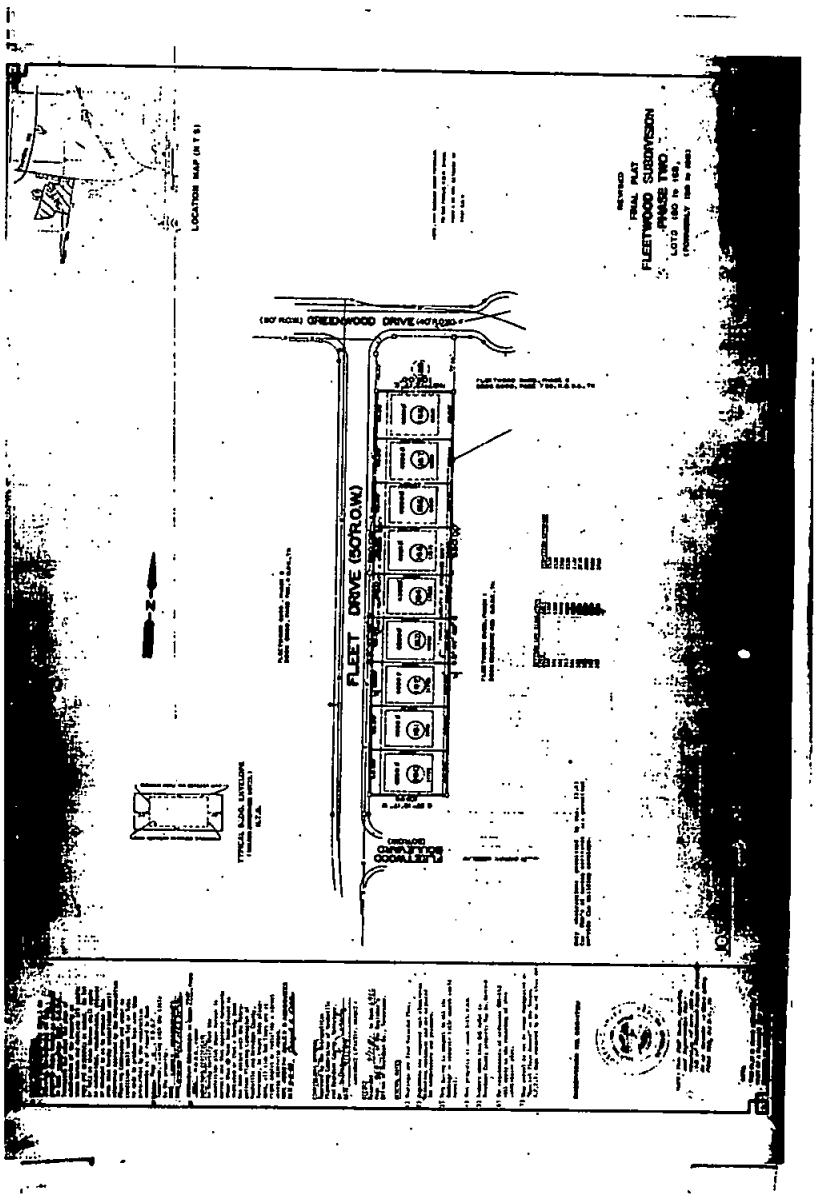

FLEET DRIVE (50'R.O.W.)
FLEETWOOD SUBDIVISION
PHASE TWO

Exhibit A

Legal & source of title

BOOK 8456 PAGE 537

STATE OF TENNESSEE
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant Edwin L. Hill

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1991.

Notary Public

MY COMMISSION EXPIRES 11-26-94

(AFFIX SEAL)

STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS: Edwin L. and Sharon M. Hill	MORTGAGEE: SEND TAX BILLS TO: American Lenders Mortgage, Inc.	MAP-PARCEL NUMBERS 86-14B/171CO
(NAME) 2740 Fleet Drive	(NAME) 11545 West Bernardo Court #202	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS) San Diego, CA 92127	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, WE,

Ken Lokey Homes, Inc.

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

Edwin L. Hill and wife, Sharon M. Hill

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:

Land in Davidson County, Tennessee, being Lot No. 161, on the Revised Plat for Fleetwood Subdivision, Phase Two, being a planned unit development, of record in Plat Book 6900, Page 969, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Ken Lokey Homes, Inc., by Deed from Kenneth R. Lokey d/b/a Lokey Properties of record in Book 8327, Page 7, Register's Office for Davidson County, Tennessee.

This document is being executed by Mary Ann Tackett as Attorney in fact for Ken Lokey Homes, Inc., pursuant to Power of Attorney of record in Book 7719, Page 705, Register's Office for Davidson County, Tennessee.

91 REFERENCE 3 21 AM '91

STATE OF TENNESSEE
County of
Personally appeared before me,

BOOK 8456 PAGE 538

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Tackett, as Attorney-In-Fact on behalf of KEN LOKEY HOMES, INC., the within named bargainor, who executed the within instrument for the purposes therein contained as the free act and deed of KEN LOKEY HOMES, INC., pursuant to Power of Attorney which is of record in Book 7719, Page 705, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, Tennessee this the 20th day of September, 1991.

Susan Frensley Barnette
NOTARY PUBLIC

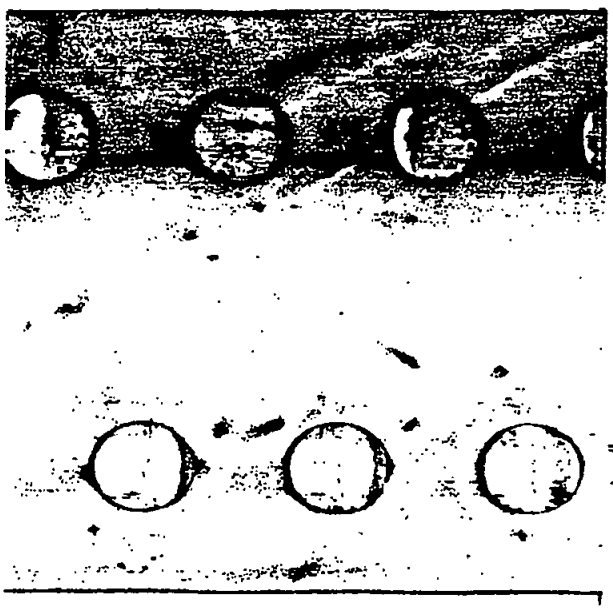
My commission expires: 11-26-94

WARRANTY DEED

FROM

TO

PLEASE RETURN TO:
STATE TITLE, INC.
107 Point East Drive
Nashville TN 37216



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8456 PAGE 539

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 89000.00
CON TX 329.30
PRFEE 1.00
MDEED 6.00
TOTAL 336.30
CHECK 336.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/91 01 09:22 0001 9780

5.16.91.

IDENTIFICATION REFERENCE

Oct 3 9 21 AM '91

FELIX Z. WILSON, II
REGISTER

No. 464595

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 086 14 0B 171.00
Current Owner: HILL, EDWIN L. ET UX
Mailing Address: 2740 FLEET DR
HERMITAGE, TN 37076
Zone: 7
Neighborhood: 4155

Location: 2740 FLEET DR
Land Area: 0.14 Acres
Most Recent Sale Date: 09/20/1991
Most Recent Sale Price: $89,090
Deed Reference: 00008456-0000537
Tax District: GSD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2018
Land Value: $43,000
Improvement Value: $161,100
Total Appraisal Value: $204,100

Assessment Classification*: RES
Assessment Land: $10,750
Assessment Improvement: $40,275
Assessment Total: $51,025

LEGAL DESCRIPTION

LOT 161 FLEETWOOD SUBD PHASE 2 REV LOTS 158 TO 168 060X105

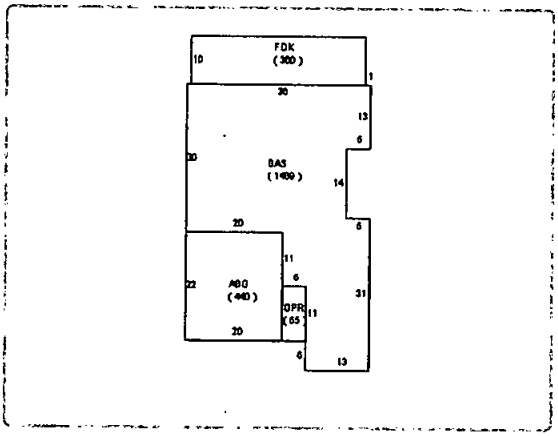
IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1991
Square Footage: 1,489
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 6
Beds: 3
Baths: 2
Half Bath: 0
Fixtures: 10

Exterior Wall: BRICK/FRAME
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Lisa H. Lowe
Affiant

Subscribed and sworn before me, this 8 day of January, 2020

Sheliah Amburgey
Notary

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020