QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 368275 DEEDQC
03/05/2020 04:08:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200305-0025210

O-BCC-20-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Feb, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cartwright Construction LLC	New Owner	
(NAME)	(NAME)	**034-02-0-034.00**
5216 Ryan Allen Circle,		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTON CARTWRIGHT, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARTWRIGHT CONSTRUCTION LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I:
A tract or parcel of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, further described according to a Survey by N. G. Jenkins, Surveyor, July 27, 1958, as follows:
Beginning at a point in the center line of Cude Lane, the Northeast corner of this tract and being a common corner of this tract and the L. B. Smith property, running thence South 43 degrees 15 minutes West 200 ft., more or less, with the L. B. Smith line to an iron pin; thence North 44 degrees 45 minutes W 39 feet more or less, to an iron pin; thence North 40 degrees 23 minutes E 200 ft., more or less, to the center of line of Cude Lane; thence with the center line of Cude Lane South 44 degrees 45 minutes E 36 ft., more or less, to the point of beginning.

TRACT II:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
In the 10h, formerly the 20h Civil District, being known as the northerly part of Lot No. 6 and Lot No.5 on the Map of W. J. Cude's Subdivision, as of record in Book 421, page 90, 105 and 112 RODC and shown on and described by a copy of a Survey thereof made February 26, 1948 by James A. Hamilton, Jr., Surveyor as follows:
Beginning at a point in the center line of Cude Lane 81 feet Southeast from the common corner of Lots Nos. 2 and 5, said point being 396 feet Southeast from the easterly margin of the abandoned Gallatin Interurban Railroad Right-of-way, which lies adjacent to and along the margin of Gallatin pike; thence with the center line of said Cude Lane, thence southeasterly 909 feet to a point; thence southwesterly 200 feet to a point; thence northeasterly 909 ft to a point which is 81 feet Southeast from the line of lots 2 and 5 thence northeasterly, parallel to said line 200 feet to the beginning.

LESS AND EXCEPT:
Land in Davidson County, Tennessee, according to a survey by J. Bruce Rainey, Surveyor, dated 6/18/84 as follows: BEGINNING at an iron pin on the southerly margin of Cude Lane which is 464.65 feet more or less from the westerly margin of the intersection of Cude Lane and Gallatin Road; thence leaving said iron pin S 46 degrees 0 minutes 0 seconds E 794 feet along the southerly margin of Cude Lane to an iron pin; thence leaving the southerly margin of Cude Lane S 44 degrees 3 minutes 23 seconds W 173.32 feet to an iron pin; thence N 46 degrees 11 minutes 27 seconds W 235.03 feet to an iron pin; thence N 46 degrees 36 minutes 12 seconds W 544,17 feet to an iron pin; thence N 39 degrees 20 minutes 22 seconds E 180.43 feet to the point of beginning, containing 3.18 acres more or less.

Being the same property conveyed to Auston Cartwright, married by Warranty deed from Max Wayne Smith, Trustee of the Max Wayne Smith Revocable Living Trust u/a/d September 27, 2001 of record in Instrument No. 20130917-0097817 Register's Office for Davidson County, Tennessee, dated September 5, 2013 and recorded on September 17, 2013. **NOTE: THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **102 Cude Lane, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 28 day of Feb., 20 20.

Auston Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTON CARTWRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of Feb, 2020.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires: _____

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212