Karen Johnson Davidson County
Batch# 458244 DEEDQC
08/17/2020 10:45:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200817-0091852

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALAN CANTRELL & WIFE, SAMANTHA CANTRELL	**SAME**	**084-15-0-094.00**
(NAME) **102 BLUE HILLS COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

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, DEBORAH D. SMITH HOWELL AND HUSBAND, MICHAEL A. HOWELL, FOR THE EXPRESS PURPOSE OF CONVEYING CERTAIN REAL PROPERTY THAT WAS INADVERTENTLY OMITTED FROM THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20050301-0022442,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **ALAN CANTRELL AND WIFE, SAMANTHA CANTRELL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, described in part according to a survey by Gary R. Cummings, Registered Land Surveyor, Tennessee No. 36, dated April 3, 1974, as follows:

Beginning at a concrete monument at the northwest corner of Lot No. 50 on the plan of Castlewood Estates, Section One, of record in Book 2331, Page 72, Register's Office for said County; thence north 82 deg 15' west 67.16 feet to the easterly margin of Briley Parkway; thence with the easterly margin of Briley Parkway southwardly along a slight curve in the right, having a radius of 1, 151.75 feet, 165 feet, more or less, to the point at which the southerly line of said lot No. 50 would intersect the easterly margin of Briley Parkway if the Southerly line of said lot No. 50 were extended in a westerly direction; thence eastwardly 25 feet, more or less, to the southwest corner of said lot No. 50; thence with the westerly line of said lot No. 50 north 3 deg. 45' west 146.00 feet to the point of beginning.

Being the same property conveyed to Charles A. Anderson, Jr. and wife, Violet H. Anderson, from Gordon Rhodes, William A. Cox, Jr., and R.M. Brown, by deed dated November 19, 1976, of record in Book 5091, Page 122, said Register's Office. Being further conveyed to Deborah D. Smith Howell and husband, Michael A. Howell, by Quitclaim Deed dated January 26, 1999, of record in Book 11318, Page 973, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **Rear Part of 102 BLUE HILLS COURT, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 our hands this 10th day of August, 2020.

Deborah D Smith Howell
DEBORAH D. SMITH HOWELL

Michael A. Howell
MICHAEL A. HOWELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah D. Smith Howell and Michael A. Howell**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th of August, 2020.

My commission expires: My Commission Expires October 2, 2023

ERROL N. MOONEY, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public