QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 DAY OF March 2021.

(Affix Seal) Notary Public

My Commission Expires: 3-23-2021

BRANDON M SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-23-2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barry D. Alderson	SAME	073.09-0-185.00
1841 Willow Springs Drive		
Nashville, TN 37216		

Karen Johnson Davidson County
Batch# 594508 **DEEDQC**
03/18/2021 09:55:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210318-0035894

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Celeste Alderson and Gary Alderson**, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys unto **Barry D. Alderson** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Burchwood Gardens, Section 3, of record in Book 2900, Page 116, Register's Office for said County.

Said Lot No. 374 fronts 87.5 feet on the easterly margin of Willow Spring Drive and runs back 169.09 feet on the southeasterly line and 170.51 feet on the northwesterly line to a deadline in the rear on which it measures 83.95 feet. Improved and known as 1841 Willow Springs Drive, Nashville, TN 37216.

Being the same property conveyed to Barry D. Alderson by deed from Roy L. Alderson and wife, Florence D. Alderson (reserving unto ourselves life estate) of record in Book 10326, Page 120, recorded on 01/02/1997, Register's Office for Davidson County, Tennessee.

Previously conveyed to Roy L. Alderson, Jr. and Jerry D. Alderson by deed from Lum T. Taylor and wife, Loretta H. Taylor recorded 10/27/1971 in Book 4548, Page 215. Roy L. Alderson having died on 12/25/1997 and Florence D. Alderson having died on 07/16/2008, extinguishing their life estates.

As set forth in Affidavits of Heirship of record as in book ____, page _____ and book _____, page _____, Register's Office for Sumner County, Tennessee, the heir of Roy Alderson and Florence Alderson was Jerry D. Alderson, their only natural born or adopted child. 20210318-0035892, 20210318-0035893

As set forth in Affidavits of Heirship of record as in book ____, page _____ and book _____, page _____, Register's Office for Sumner County, Tennessee, the heirs of Jerry D. Alderson were his wife at the time of his death, Celeste Alderson, and Barry Alderson and Jerry Alderson, the only natural born or adopted children of Jerry D. Alderson. 20210318-0035890, 20210318-0035891

This is ( ) unimproved property known as:
(X) improved property known as: 1841 Willow Springs Drive, Nashville, TN 37216

Witness my hand this 11th day of March, 2021:

Celeste Alderson

Celeste Alderson

Gary Alderson

Gary Alderson

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Celeste Alderson,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.
Witness my hand and official seal at:

County of Sumner, State of Tennessee, this 11th day of March, 2021.

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Gary Alderson,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.
Witness my hand and official seal at:

County of Sumner, State of Tennessee, this 11th day of March, 2021.

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN