Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 613868 DEEDQC
04/13/2021 10:42:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210413-0048986

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Mary Beth Collins **328 Myatt Drive** **Madison, TN 37115**	**Mary Beth Collins** **9009 Lacebark Dr** **Brentwood, TN 37027**	**Map & Parcel** **04307005700**

THIS INSTRUMENT IS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **RACHAEL CASSANDRA FREEMAN,** by these presents does hereby quitclaim and convey unto **MARY BETH COLLINS,** her heirs and assigns, all her right, title and interest in and to the following described tract of land, to-wit:

Described land situated in the City of Madison, Davidson County, Tennessee being part of Lot No. 13 on the Plan of the Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 49 on the Plan of the resubdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described as follows:

Beginning at a point on the westerly margin of Myatt Drive, 190.02' southerly from the intersection of the westerly margin of said Myatt Drive and the southerly margin of Thornton Avenue, said point being the northerly corner of Lot No. 47 on said unrecorded plan; thence with the westerly margin of said Myatt Drive, northerly 75 feet; thence westerly 136 feet; thence southerly 77.1 feet; thence easterly 136 feet to the beginning. LESS AND EXCEPT the following property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4377, page 165, Register's Office for said County, as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Lawson Lands: thence westerly along the southerly line of the Lawson Lands, 10 feet to the new proposed westerly right-of-way line of Myatt Drive; 75 feet to a point in the northerly property line of Lawson Lands; thence easterly along the northerly property line of the Lawson Lands, 10 feet to Lawson's northeast corner; the same being the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 75 feet to the point of beginning and containing 750 square feet.

Being the same property conveyed to Mary B. Freeman, an unmarried person, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8495, page 655, Register's Office for Davidson County, Tennessee. Being further conveyed to Rachael Cassandra Freeman by Quitclaim Deed from Mary B. Freeman now know as Mary B. Freeman Belcher of record in Instrument 20110824-0065496, dated August 23, 2011, and recorded August 24, 2011, Register's Office for Davidson County, Tennessee.

This is improved property known as 328 Myatt Drive, Madison, TN 37115.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This conveyance is done for the sole purpose of creating a tenancy by the entirety in accordance with T.C.A. 66-1-109.

Witness my hand this 12th day of April, 2021.

Rachael Cassandra Freeman

Rachael Cassandra Freeman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, at Brentwood, Tennessee on this **12th** day of **April, 2021.**

Kristen Jacoby

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 12th day of April, 2021.

Kristen Jacoby

Notary Public
My commission expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY