Batch# 666772 DEEDQC
06/28/2021 12:59:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210628-0087305

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Shirley Kleber	Same	06300011600
612 Menees Lane		
Madison, Tn 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Mamie Aline Hunter, unmarried,** the grantor herein, does hereby Quitclaim and convey unto the said **Shirley Kleber,** the Grantees herein its successors, heirs and assigns, all of his right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Certain Real Estate in the 11th Civil district of Davidson County, Tennessee, described according to a survey made by S. Harvey Gee, Surveyor, September 16, 1968, as follows:

Beginning at an iron pin on the northerly margin of Menees Lane at the southeast corner of the property conveyed to Robert E. Henderson and wife, by deed from Ruby Key and husband, of record in Book 2452, page 489, Register's Office for said County; thence with Henderson's easterly line and a fence, north 3 deg 13' east 701.6 feet to an iron pin in the southerly line of A. C. Williams property; thence with Williams' southerly line, south 88 deg. 24' 50" east 188 feet to an iron pin; thence south 3 deg. 13' 30" west 696.2 feet to an iron pin in the northerly margin of said Lane; thence with said Lane, south 89 deg. 52' 40" west 188 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Roscoe W. Hunter and wife, Mamie Aline Hunter, by Warranty Deed dated 10/04/1968 from Ed S. Menees and wife, Alice Menees, filed for record 10/11/1968, filed for record in Book 4277, page 129, Register's Office for Davidson County, Tennessee. The said Roscoe W. Hunter died on 08/24/2012 leaving said property vested in Mamie Aline Hunter as the surviving tenant by the entirety.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 612 Menees Lane, Madison, TN 37115.

STATE OF TN
COUNTY OF Davidson

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 23 day of June, 2021.

Affiant

My commission expires: July 5, 2021

Notary Public

MYRNA L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

WITNESS, the said Grantor hereunder set its hand and seal this 23 day of June, 2021.

Mamie Aline Hunter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mamie Aline Hunter, 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 this 23 day of June, 2021..

Commission Expires: July 5, 2021

Notary Public

MYRNA L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY