QUITCLAIM DEED

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
18 Day of Aug, 2021.
A. Hayes, Deputy Register

Karen Johnson Davidson County
Batch# 700344 DEEDQC
08/18/2021 11:51:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210818-0111775

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Iltene V. Noel and Jude Laporte	Same	
(NAME)	(NAME)	06300006900
1717 Hudson Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

ILTENE V. NOEL, AN UNMARRIED PERSON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ILTENE V. NOEL, UNMARRIED AND JUDE LAPORTE, MARRIED ("GRANTEE")

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:

LAND IN THE 11TH, FORMERLY THE 19TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 2 IN THE DEED FROM LOUIS CLIFTON HUFFINES AND WIFE, TO GEORGE P. HOWELL, MORE PARTICULARLY DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY HARVEY GEE, SURVEYOR, MAY 17, 1948, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF HUDSON ROAD 208.5 FEET SOUTHERLY FROM THE SOUTHEAST CORNER OF SAID HUDSON ROAD AND NAWAKWA TRAIL, NOW CALLED PAWNEE TRAIL, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY DANIELS; THENCE WITH THE SOUTH BOUNDARY OF SAID DANIELS TRACT, N. 72 DEGREES E. 220.7 FEET TO DANIELS' SOUTHEAST CORNER; THENCE WITH THE EAST BOUNDARY OF SAID DANIELS TRACT, N. 0.5 DEGREES E. 81.1 FEET TO A POINT; THENCE EASTWARDLY 20.7 FEET TO AN IRON PIN AND N. 0.4 DEGREES 30' W. 92.6 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF SAID NAWAKWA TRAIL, NOW CALLED PAWNEE TRAIL; THENCE S. 14 DEGREES 30' E. 375 FEET, MORE OR LESS, TO AN IRON PIN IN THE NORTHERLY BOUNDARY OF A 13.1 ACRE TRACT SHOWN ON SAID SURVEY; THENCE WITH SAME, S. 75 DEGREES 15' W. 22.6 FEET TO A POINT; THENCE S. 30 DEGREES 55' E. 79.8 FEET TO A POINT; THENCE S. 72 DEGREES W. 200 FEET TO A POINT IN THE CENTER OF SAID HUDSON ROAD; THENCE WITH THE SAME, N. 30 DEGREES 55' W. 300 FEET TO THE BEGINNING, SAID TRACT BEING DESIGNATED AS LOTS NOS. 1 AND 2 ON SAID SURVEY, AND A TRACT ON SAID SURVEY.

BEING THE SAME PROPERTY CONVEYED TO ILTENE V. NOEL, A MARRIED PERSON, BY WARRANTY DEED FROM RITA K. THURSTON, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20200107-0001936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **Improved** property known as: **1717 Hudson Road, Madison, TN 37115**

Witness our hands this the 18 day of August, 2021.

Iltene V. Noel

Iltene V. Noel

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Iltene V. Noel**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of August, 2021.

Notary Public
My Commission Expires: 7/1/2

JUDE N LAPORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY