THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

Karen Johnson Davidson County
Batch# 700687 DEEDQC
08/19/2021 09:47:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210819-0112237

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Terry Wayne Avril 712 Center Street Madison, Tennessee 37115	Same	05112005600

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **MARY F. ZELLER, SUSAN DELIA CLARK and MARK ALAN CLARK, Heirs at Law of Rebecca Ann Avril,** by these presents, do hereby quitclaim and convey unto **TERRY WAYNE AVRIL, a married man,** his successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in the 11th, formerly the 19th, Civil District of said County, being part of Lot 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, more particularly described according to a copy of a survey thereof made by Harvey Gee, Surveyor, January 10, 1959, as follows:

BEGINNING on the northerly line of the property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, page 315, Register's Office for said County, said point being 74°26.5' west 406.41 feet from the southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, Register's Office for said County; thence with the northerly line of said Cheek property, north 74° 26.5' west 120 feet to a point which is south 74° 26.5' east 240 feet from the southeast corner of the property conveyed to William Vick and wife, by deed from W. A. Core and wife, of record in Book 2795, page 166, said Register's Office; thence northwardly, and at all points 240 feet from the easterly-line of said Vick property, 168.79 feet to the southerly margin of Coreland Drive; thence with said Drive, south 74° 32' east 120 feet; thence southwardly 168.98 feet, more or less, to the beginning.

Being the same property conveyed to LELAND C. AVRIL AND WIFE, BARBARA BAXTER AVRIL, by deed from ELLIOTT CHADWELL CORE AND WIFE, LUCILLE KINSEY CORE, of record in Book 2875, Page 217, dated December 31, 1958, Register's Office for Davidson County, Tennessee. The said Barbara Baxter Avril died, on or about June 16, 1965, leaving Leland C. Avril as the surviving tenant by the entirety. The said Leland C. Avril died intestate on or about November 27, 2006, leaving as his heirs-at-law, Terry Wayne Avril and Rebecca Ann Avril. See Affidavit of Heirship of record in Instrument No. 20210819-0112235 and Instrument No. 20210819-0112236, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $-0-.
Subscribed and sworn to before me
this 10th day of August, 2021.
My Commission Expires: 1/31/2024
(Affix Seal)

Affiant

Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMMISSION EXPIRES JAN 31, 2024

Said property is conveyed subject to such limitations, restrictions, and ea[illegible] may affect the premises.

Witness our hands this 4 day of August 2021, the bargaining parties, having caused our names to be signed hereto on said day and date.

x Mary F. Zeller
MARY F. ZELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MARY F. ZELLER,** the within named bargainor, 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 Goodlettsville, Tennessee, this the 4 day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Susan Delia Clark
SUSAN DELIA CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **SUSAN DELIA CLARK,** the within named bargainor, 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 Goodlettsville, Tennessee, this the 6 day of August, 2021.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024

Mark A Clark
MARK ALAN CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MARK ALAN CLARK,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of August, 2021.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.