Karen Johnson Davidson County
Batch# 717033 DEEDQC
09/15/2021 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210915-0123858

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Larry G. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0795

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kevin Gene Williams	New Owner	Map: 04308000100 and 04308000200
(NAME) 113 Shelby Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY G. WILLIAMS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KEVIN GENE WILLIAMS, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map: 04308000100 - 113 Shelby Street, Old Hickory, TN 37138

Land in the 4th Civil District of said County, being Tract No. 14 on the unrecorded Plan of H.A. Youngblood's Subdivision and described according to a copy of a survey made by Cantrell, Connell & Morrison, May 1954, as follows:

Beginning at a point in the northerly margin of Shelby Street at the common corner of Tracts 13 and 14; running thence with the line between said two tracts, north 44 deg. 17 min. West 148.8 feet to a southerly line of the Morgan Hunt Property; thence with Hunt's line, south 43 deg. 1 min. West 69.3 feet to a point; corner to Hunt; thence with Hunt's easterly line, south 37 deg. 43 min. east 146 feet to the northerly margin of Shelby Street; thence with the margin of the same north 45 deg. 43 min. east 87.5 feet to the beginning and being part of the property conveyed to H.A. Youngblood and wife Edith M Youngblood by deed from Leonard L Clark and wife as of record in Book 1646, page 520, Register's Office for Davidson County, Tennessee. Included but specifically reserved in the above described tract is ten foot turn around easement along the northerly margin of Shelby Street, the southerly 10 feet of said Tract 14.

Map: 04308000200 - 111 Shelby Street, Old Hickory, TN 37138

BEING Lot No. 13 on the Plan of H. A. Youngblood Subdivision of Rayon City, Old Hickory, unrecorded, Register's Office for Davidson County, Tennessee, described according to a copy of a survey of said Subdivision by Cantrell, Connell & Morrison, Engineers, made in May, 1954, as follows:

Beginning at a point in the northerly margin of Shelby Street, the common corner of Lot 13 and 14; thence with the line between said lots, N 44 deg. 17 min. W, 148.6 feet to a point; thence N 43 deg. 01 min. E, 55 feet to the common corner of Lots Nos. 13 and 12; thence with the line between said lots, S 44 deg. 17 min. E, 151.4 feet to the northerly margin of Shelby Street; thence with the same, South 45 deg. 43 min. W, feet to the beginning.

Being the same property conveyed to Larry G. Williams, unmarried, by deed from Romily Thiel and Tisha Hendricks devisees under the will of Rod E. Thiel, of record in Instrument Number 202007140076959, Register's Office for said County.

This is improved property, known as 111 & 113 Shelby Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of September, 2021.

Larry G. Williams

Larry G. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry G. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of September, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Debbie Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2021.

Debbie Lester

(AFFIANT) – Debbie Lester September 13, 2021

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me September 13, 2021.

My commission expires: 10/2/23

Notary Public