Karen Johnson Davidson County
Batch# 969269 DEEDQC
02/09/2023 01:25:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230209-0009609

Prepared by / return to: /tax bill:
Charles Limbaugh
3404 Oldfield Dr.
Nashville, TN 37214-2607

Reference:
Deed Book 1272, Page 862

QUITCLAIM DEED

I, Molly White Musgrove, as Grantor, residing at 3404 Oldfield Drive, Nashville, TN 37214, with husband Charles E. Limbaugh, do hereby quitclaim to the Molly W. Musgrove Revocable Living Trust, (address: 3404 Oldfield Drive, Davidson County, Nashville, Tennessee, 37214-2607), as Grantee, all interest in the following land, without consideration, situated in the County of Davidson, in the State of Tennessee, to wit:

Land in Davidson County, Tennessee, being lot No. 48, Hickory Bend, Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee.
SAID Lot No. 48 fronts 65 feet on the northerly margin of Oldfield Drive and runs back between lines 150 feet on the westerly line and 150 feet on the easterly line to a line at the rear measuring 64.95 feet thereon.
BEING part of the same property conveyed to Ralph Stevens Construction Company, Inc., by deed from Waterfalls Developers, Inc., of record in Book 4153, Page 288, Register's Office for Davidson County, Tennessee.
CONVEYANCE of this property is made subject to restrictions of record in Book 3642, Page 478, Register's Office for Davidson County, Tennessee, with particular reference to No. 17 and the Plan of record in Book 3600, Page 29, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Oldfield Drive, and a 10 foot easement for public utility purposes along the rear line of said lot

being the residence at 3404 Oldfield Drive, Nashville, TN, 37214, as recorded by Davidson County Register of Deeds in Deed Book 1272, Page 862, and identified by the Nashville Planning Department as Parcel Number 09705002200, and being appraised at $233,100.

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
9 **Day of** Feb, **20**23.
A. Hayes, **Deputy Register**

I, Molly White Musgrove, personally appeared before the undersigned notary public, and under oath or affirmation made the foregoing statements.

12-12-2022
Date

Molly W. Musgrove
Molly W. Musgrove

I, Charles E. Limbaugh, personally appeared before the undersigned notary public, and under oath or affirmation affirmed the foregoing statements.

12 DEC 22
Date

Charles E. Limbaugh

STATE of Tennessee COUNTY of Davidson

I am a Notary Public in and for the State and County named above. The persons who signed this instrument have produced satisfactory identifying documentation. They personally appeared before me and signed this instrument. I declare under penalty of perjury that they appear to be of sound mind and under no duress, fraud, or undue influence.

My commission expires: 9/8/2025

L. Segree II
Signature of Notary Public

Stamp/seal

