QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1057341 DEEDQC
10/04/2023 10 26 24 AM 2 pgs
Fees $12 00 Taxes $0 00

20231004-0077979

AJ-QCD-23-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2d DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cheryl Irene Hatcher	**New Owner**	**05111002400**
(NAME)	(NAME)	
223 Maplewood Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHERYL IRENE HATCHER ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CHERYL IRENE HATCHER ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN MADISON, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 102 ON THE PLAN OF OAKLAND ACRES, SECTION 10 AS OF RECORD IN BOOK 2900, PAGE 140 R.O.D.C. AND A SMALL TRIANGULAR STRIP OF LOT NO. 104, SECTION 8 OF OAKLAND ACRES OF RECORD IN BOOK 2854, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C..), AKA 308 FREDA VILLA, MADISON, TN 37115.

SAID PART OF LOT 102, SECTION 10, OAKLAND ACRES (OF RECORD IN BOOK 2900, PAGE 140 REGISTERS OFFICE FOR DAVIDSON COUNTY (HEREAFTER "R.O.D.C.") AND THE SMALL TRIANGULAR PART OF LOT 104, OF OAKLAND ACRES, SECTION 8 OF RECORD IN BOOK 2854, PAGE 78, R.O.D.C.), BEGIN AT A POINT IN THE WESTERLY MARGIN OF FREDA VILA, @ THE COMMON CORNER OF LOTS NO 101 AND 102; THENCE, NORTHWESTERLY, WITH THE LINE BETWEEN SAID LOTS, A DISTANCE OF 276.9 FEET TO A MONUMENT; THENCE, NORTH 1 DEGREE 20 MINUTES, A DISTANCE OF 25 FEET TO A MONUMENT; THENCE, NORTH 69 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 181 FEET TO A MONUMENT; THENCE NORTH 1 DEGREE, 20 MINUTES EAST, A DISTANCE OF 25 FEET TO A MONUMENT; THENCE SOUTH 72 DEGREES 16 MINUTES EAST A DISTANCE OF 152 FEET TO A MONUMENT IN THE WESTERLY MARGIN OF FREDA VILLA; THENCE SOUTHERLY ALONG SAID WESTERLY MARGIN OF FREDA VILLA, A DISTANCE OF 188 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELDON H. HATCHER, JR. AND WIFE, EVA B. HATCHER BY WARRANTY DEED FROM ROBERT H. CAUBLE AND WIFE, WANDA L. CAUBLE, OF RECORD IN BOOK 4579, PAGE 751, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID EVA B. HATCHER HAVING PASSED ON DECEMBER 8, 2007, TITLE VESTED SOLELY IN ELDON H. HATCHER, JR. AS THE REMAINING TENANT BY THE ENTIRETY BY OPERATION OF LAW. THE SAID ELDON H. HATCHER HAVING PASSED ON SEPTEMBER 16, 2014, TITLE VESTED IN THE DEVISEES OF HIS WILL, AS PROBATED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, CASE NO. 14P1758, SAID DEVISEES BEING CHERYL IRENE HATCHER AND ELDON HARRIS HATCHER, III. THE SAID ELDON HARRIS HATCHER, III, HAVING EXECUTED A QUITCLAIM DEED ON JANUARY 17, 2015, CONVEYING ALL OF HIS RIGHT, TITLE, AND INTEREST THE PROPERTY TO CHERYL IRENE HATCHER, SUBJECT TO A LIFE ESTATE, AS OF RECORD IN INSTRUMENT NO. 20150210-0012161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBSEQUENTLY PASSED ON JANUARY 23, 2015, AT WHICH TIME HIS LIFE ESTATE INTEREST IN THE PROPERTY CEASED, AND TITLE VESTED ENTIRELY BY OPERATION OF LAW IN CHERYL IRENE HATCHER.

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 **308 Freda Villa, Madison, TN, 37115.**

Witness our hands this the 2nd day of October, 2023.

CHERYL IRENE HATCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHERYL IRENE HATCHER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of October, 2023.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON