QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Tim Forsman 1212 Linden Avenue Nashville, TN 37212	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 39-00; 50.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledge, I/we:

AUBREY HIAM

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

TIM FORSMAN

HEREINAFTER called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 1 on the map of J.M. Mayo's Subdivision of record in Will Book 30, page 175, probate Court for said County, and being further described according to a survey by A & A Engineers, Inc., dated April 27, 1984; and described according to a Mortgage Loan inspection made by John Kohl & Company, dated 08/13/93, License No. 100, whose address is 400 7th Avenue South, Nashville, Tennessee 37203, as follows: BEGINNING at a point in the center of Dry Fork Road, 25 feet from Corney Creek, said point also being the northeasterly corner of the property conveyed to John A. Bostelman, of record in Book 5209, page 159, said Register's Office, and being the southeasterly corner of the herein described tract of land, thence, running in a northwesterly direction with the center of Dry Fork Road, 185 feet to a corner of the property conveyed to E. A. Lanius, of record in Book 1225, page 397, said Register's Office; thence, leaving the center of Dry Fork Road and funning in a southwestwardly direction with the center of a driveway, 100 feet to a point; thence, southeastwardly 152 feet to a point 25 feet from the said Corney Creek, said point being in Bostelman's northwesterly line; thence, with Bostelman's northwesterly line northwesterly 152 feet to the point of beginning. TOGETHER with an agreement for dedication of easement for private sewage disposal system granted by E.A. Lanius and wife, Mary H. Lanius to Willard McCarroll and wife, Faye McCarroll by instrument of record in Book 6306, page 894, said Register's Office, being more particularly described as follows: Beginning at a point 40 feet from the center of the driveway to the E. A. Lanius home on the southeasterly boundary which is common to the Lanius and the McCarroll property, running southeasterly 75 feet to a point; thence, 75 feet to a southwesterly direction, thence, 75 feet in a northwesterly direction; thence, 75 feet to a southwesterly direction, thence 75 feet in a northwesterly direction; thence, 75 feet in a northeasterly direction.

Being the same property conveyed to Aubrey Hiam by deed from Christopher L. Palmer, Successor Trustee, of record as Instrument No. 20041217-0150102, said Register's Office.

This is improved ☒ property known as 4415 Dry Fork road, Whites Creek, Tennessee 37189

unimproved ☐

WITNESS OUR HANDS this the 20th day of December, 2004.

Davidson County DEEDQC
Recvd: 01/11/05 09:44 2 pgs
Fees:13.00 Taxes:207.57
20050111-0003974

AUBREY HIAM

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **AUBREY HIAM,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20th day of December, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $56,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER