File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/27/12 12:04 2 pgs
Fees:12.00 Taxes:0.00
20120827-0076878

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3.3.

(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Harold Tomlin	Same	13316007800
(NAME) 295 Tampa Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Donna Tomlin, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Harold Tomlin, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot(s) 5, as shown on the map entitled Kenilworth Estates, Section 3, of record as Plat Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 70 feet on the southeasterly side of Tampa Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to WILLLIAM HAROLD TOMLIN and wife, ESTHER ELIZABETH TOMLIN, by deed from JOE H. HOOPER and wife, JO ANN HOOPER, of record as Book 3616, page 637, dated July 31, 1963, said Register's Office. The said Esther Elizabeth Tomlin having since died, leaving William Harold Tomlin as the surviving tenant by the entirety. Being further conveyed to WILLIAM D. TOMLIN and THELMA E. TOMLIN by deed from WILLIAM HAROLD TOMLIN, reserving himself a life estate, of record as Instrument No. 20080512-0048977, dated May 8, 2008, said Register's Office. Being further conveyed to WILLIAM HAROLD TOMLIN by deed from WILLIAM D. TOMLIN and THELMA E. TOMLIN, reserving themselves a life estate, by deed of record as Instrument No. 20081006-0101216, dated October 3, 2008, said Register's Office. The said Thelma E. Tomlin having since died. Being further conveyed to WILLIAM HAROLD TOMLIN by quit claim deed from WILLIAM D. TOMLIN, WILLIAM SHAWN BLANTON and EDWARD SHANE BLANTON, of record as Instrument No. 20100810-0063131, dated August 10, 2010, said Register's Office. The said William Shawn Blanton and Edward Shane Blanton being the heirs at law of Thelma E. Tomlin, as evidenced by Affidavit of Heirship of record as Instrument No. 20100810-0063130, and corrected by Scrivener's Affidavit of record as Instrument No. 20100817-0064845, said Register's Office. Being further conveyed to WILLIAM HAROLD TOMLIN and DONNA TOMLIN by deed from WILLIAM HAROLD TOMLIN of record as Instrument No. 20111220-0099478, dated December 15, 2011, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 295 Tampa Drive Nashivlle, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 My hands this 27 th day of Aug, 2012.

Donna J. Tomlin
Donna Tomlin

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 Donna Tomlin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of Aug, 2012.

Commission expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills
Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 8-27-12

Notary Public James C. Smith

My Commission Expires: March 3, 2015

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY