File No.

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160011597 DEEDQC
Recvd: 02/11/16 11:02 2 pgs
Fees:12.00 Taxes:0.00

20160211-0013210

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 10 day of Feb 2016.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thoeny	Same	103 04 0 267.00
(NAME) 4106 Idaho Ave	(NAME)	
(ADDRESS) Nashville, TN 37209	(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, We,

Wendell Craig Medlin and Melinda Gaye Medlin, Successor Trustees
of the Hortense Medlin Downard Testamentary Trust
under the provisions of
Last Will and Testament in Davidson County, Tennessee, Probate No 03P920,
with final order dated February 28, 2011

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

Chris Thoeny,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL THEIR RIGHT TITLE AND INTEREST, IF ANY, IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12 on the Plan of Charlotte Avenue Church of Christ Additions to West Nashville, as of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hortense Downard by Warranty Deed from Martha Stamps and husband John Mark Reed, dated May 10, 1999, and recorded in Book 11472, page 259, Register's Office for Davidson County Tennessee. The said Hortense Medlin Downard being one and the same person as Hortense Downard, having sence died.Pursuant to the terms of the Will of Record in Docket No 03P-920 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division said property vested in Jack Kenneth Byrd, Trustee under the trust created for the benfit of Wendell Craig Medlin and Melinda Gaye Medlin. Jack Kenneth Byrd is deceased. Wendell Craig Medin and Melinda Gaye Medlin have been appointed as substitute co-trustees by Appointment of Successors Trustee filed of record in Instrument No. _____, 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 4106 Idaho Ave, Nashville, TN 37209
(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 our hands this 8th th day of FEBRUARY, 2016.

Wendell Craig Medlin

Melinda Gaye Medlin

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 Wendell Craig Medlin, as **Successor Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of Wendell Craig Medlin and Melinda Gaye Medlin, Successor Trustees of the Hortense Medlin Downard Testamentary Trust under the provisions of Last Will and Testament in Davidson County, Tennessee, Probate No 03P920, with final order dated February 28, 2011 and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 8th day of FEBRUARY, 2016.

F. KATHY OGLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1/6/2020

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 Melinda Gaye Medlin as **Successor Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of Wendell Craig Medlin and Melinda Gaye Medlin, Successor Trustees of the Hortense Medlin Downard Testamentary Trust under the provisions of Last Will and Testament in Davidson County, Tennessee, Probate No 03P920, with final order dated February 28, 2011 and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 8th day of FEBRUARY, 2016.

F. KATHY OGLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1/6/2020