BILL GARRETT, Davidson County
Trans: T20160061833 DEEDQC
Recvd: 07/19/16 09:20 2 pgs
Fees: 17.00 Taxes: 0.00
20160719-0073979

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
Timothy and Blair Teasdale
6210 Hillsboro Pike
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel:
158-02-0-004.00

STRAWMAN QUITCLAIM DEED
(This instrument contains two conveyances)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, **Timothy R. Teasdale,** Grantor, does hereby quitclaim and convey his interest unto **A. Scott Hubbard, Trustee**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22, Section 1, on the plan of Hillsboro Park, of record in Plat Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy R. Teasdale and wife, Blair B. Teasdale, by Warranty Deed from James L. Knight and wife, Dale J. Knight, of record in Instrument No. 20100120-0004858, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Blair B. Teasdale, a married woman, by Quitclaim Deed from Timothy R. Teasdale, a married man, of record in Instrument No. 20130115-0004705, Register's Office for Davison County, Tennessee. Being the same property conveyed to Timothy R. Teasdale, a married man, by Quitclaim Deed from Blair B. Teasdale, a married woman, of record in Instrument No. 20130613-0060530, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **6210 Hillsboro Pike, Nashville, TN 37215**

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of June, 2016.

X _____
Timothy R. Teasdale

And now, I, the said **A. Scott Hubbard, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Timothy R. Teasdale and Blair B. Teasdale, husband and wife,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of June, 2016.

_____
A. Scott Hubbard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy R. Teasdale**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of June, 2016.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A. Scott Hubbard, Trustee,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of June, 2016.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2016.

Notary Public

My Commission Expires:

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017