Davidson County DEEDQC
Recvd: 11/28/16 15:39 6 pgs
Fees:32.00 Taxes:0.00
20161128-0124739

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRITTANY SANTOS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

KIMBERLY N. HILAND
JOHN HILAND
327 BREWER DRIVE
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY N. HILAND, formerly known as KIMBERLY N. HART, a married woman, joined by her spouse, JOHN HILAND (herein, "Grantor"), whose address is 327 Brewer Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to KIMBERLY N. HILAND and JOHN HILAND, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 327 Brewer Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 327 Brewer Drive, Nashville, TN 37211

WITNESS my hand and seal this 29th day of August, 2016

PIN NO: 162 05 0 276.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Kimberly N. Hiland, formerly known as Kimberly N. Hart

KIMBERLY N. HILAND, formerly
known as KIMBERLY N. HART

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KIMBERLY N. HILAND, formerly known as KIMBERLY N. HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2016.

[Affix Notary Seal]

TAMARA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

Tamara J Bryant

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-08-2018

GRANTOR:

JOHN HILAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN HILAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2016.

[Affix Notary Seal]

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-08-2018

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Kimberly N. Hiland
Kimberly N. Hiland

Subscribed and sworn to under oath before me, this 24th day of August, 2016.

[Affix Notary Seal]

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 05-06-2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-08-2018

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156, ON THE PLAN OF HICKORY VALLEY, SECTION 3, OF RECORD IN PLAT BOOK 4460, PAGE 86, SAID REGISTER'S OFFICE AND FURTHER DESCRIBED AS FOLLOWS:

SAID LOT NO. 156 FRONTS 114.91 FEET ON THE SOUTH MARGIN OF BREWER DRIVE, AND EXTENDS BACK 100.81 FEET ON THE EAST LINE, WHICH IS A BROKEN LINE, AND 132.12 FEET ON THE WEST LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 110.51 FEET.

LAND IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING A CERTAIN PROPERTY IN DAVIDSON COUNTY, TENNESSEE, LOCATED ON BREWER DRIVE, BEING 16 X 90 X IR IN SIZE, FURTHER DESCRIBED IN FIELD BOOK NO. 5DU 38761, MAP/PARCEL 162-5-42, OF RECORD IN THE TAX ASSESSOR'S OFFICE, SAID REGISTER'S OFFICE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument Number 20041228-0153131 on December 28, 2004.

PIN NO: 162 05 0 276.00

STREET ADDRESS:

327 Brewer Drive, Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Brian Kester, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, Brian Kester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-06-2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020