This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

BILL GARRETT, Davidson County
Trans:T20170031296 DEEDQC
Recvd: 04/13/17 12:30 3 pgs
Fees:17.00 Taxes:0.00
20170413-0036274

FROM: Otto Michael Toth

TO: Otto Michael Toth & Kerri Ann Toth

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Otto Michael Toth & Kerri Ann Toth 619 Larchwood Drive Nashville, TN 37214	Otto Michael Toth & Kerri Ann Toth 619 Larchwood Drive Nashville, TN 37214	Map 97-5 Parcel 20

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

OTTO MICHAEL TOTH, AFFIANT

Kerri Ann Toth
KERRI ANN TOTH, AFFIANT

Subscribed and sworn to under oath before me this 11th day of April, 2017.

Ellis H. Marshall, III
Notary Public

My Commission Expires: 12-23-18

ELLIS H. MARSHALL, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **OTTO MICHAEL TOTH AND KERRI ANN TOTH**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **OTTO MICHAEL TOTH**, Grantor, does hereby quitclaim, transfer and convey to **OTTO MICHAEL TOTH AND KERRI ANN TOTH**, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11th day of April, 2017.

OTTO MICHAEL TOTH

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **OTTO MICHAEL TOTH** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **OTTO MICHAEL TOTH**, and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 11th day of April, 2017.

Ellis H. Marshall, III
Notary Public

ELLIS H. MARSHALL, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-23-18

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, is further described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 50, Hickory Bend, Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 being a corner lot fronts 76.87 feet along the easterly margin of Larchwood Drive, 56 feet along the northerly margin of Old Field Drive and 35.71 feet along the curving corner at the intersection of said drives and runs back between converging lines 120 feet on the easterly line and 103.7 feet on the northerly line to a point at the rear.

Being the same property conveyed to Otto Michael Toth by Quitclaim Deed from Otto Michael Toth, Executor for the Estate of Otto Zoltan Toth, dated December 1, 2008, and recorded in Instrument No. 20081222-0121838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Otto Z. Toth and wife, Helen S. Toth, by deed from Thurman Home Building Corporation, of record in Book 4188, Page 358, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc., of record in Book 4159, Page 410, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

This Deed was created with information provided by Otto Michael Toth and Kerri Ann Toth, and without the aid of a title search. No warranty of title expressed or implied.