BILL GARRETT, Davidson County
Trans:T20170058223 DEEDQC
Recvd: 07/07/17 14:53 4 pgs
Fees:22.00 Taxes:0.00
20170707-0068616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
7 Day of July, 2017.
Deputy Register

RECORDING REQUESTED BY:

Ted Tolen

INSTRUMENT PREPARED BY:

Seth Fox
191 Forestwood Drive
Nashville , Tennessee 37209

(Above reserved for official use only)

RETURN DEED TO:

Ted Tolen
606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

SEND TAX STATEMENTS TO:

Ted Tolen
606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

Tax Parcel/APN # 044050.19800

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE

DATE: July 07, 2017

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**) hereby quitclaims to the below-named grantee (hereinafter **"Grantee"**) and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 315 Bridgeway Avenue, Old Hickory, Davidson County, Tennessee 37138 (the **"Property"**).

Legal Description: Commercial lot at 315 Bridgeway Avenue, to be combined with lot

at 311 Bridgeway Avenue in order to build commercial warehouse and office.

Grantor: Ann Tolen
Marital Status: Married
Address: 606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

Ann Tolen's Spouse: Ted Tolen
Address: 606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

Grantees

Grantee: Ted Tolen
Marital Status: Married
Address: 606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

Ted Tolen's Spouse: Ann Tolen
Address: 606 Beacon Hill Lane
Mt. Juliet, Tennessee 37122

Vesting Information / Property Interest: Tenancy by the entirety with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on July 07, 2017.

Grantor (or authorized agent)
Signed: _____
Print Name: Ann Tolen

Grantor's Spouse (or authorized agent)
I, Ted Tolen, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.
Signed: _____
Print Name: TED P. TOLEN

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of July, 2017, the foregoing QUIT CLAIM DEED, entered into as of July 07, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

(names of signatories).

Ann W. Tolen

Ted P. Tolen

WITNESS my hand and official seal.

PRINT: Josh Sullivan [Affix seal]

JOSH SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 8, 2019

SIGN: _____

My Commission Expires: July 8th 2019

NOTARY PUBLIC

The properties located at 311 Bridgeway Ave (Parcel number 04405024000) and 315 Bridgeway Ave (Parcel number 04405019800) owned by Ann and Ted Tolen subdivision Lot 255 and 256 in Rayon City.

Map & Parcel: 44-5-198 (315 Bridgeway Avenue Old Hickory, TN 37138)

Land in Davidson County, Tennessee being Lot Nos. 255 and 256 on the Map of Rayon City Development Company, as of record in Book 843, page 13, Register's Office for said County.

Said Lot Nos. 255 and 256 front together 100 feet on a southerly side of Bridgeway Avenue and run back 138.1 feet on the westerly line and 149.4 feet on the northeasterly line, to a line in the rear on which they measure together 60 feet.

Being part of the same property conveyed to Ted & Ann Tolen by deed recorded as Instrument #20160705-0068440.