THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20170061692 DEEDQC
Recvd: 07/19/17 11:09 2 pgs
Fees:12.00 Taxes:0.00
20170719-0072727

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration for the transfer is $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 18TH DAY OF JULY, 2017.

Notary Public
My Commission Expires: 7.2.18
(AFFIX SEAL)

FROM:
Michael H. Tyler and wife, Tanya G. Rivera-Tyler

TO:
Tanya G. Rivera-Tyler, Trustee of the Tanya G. Rivera-Tyler Revocable Trust dated August 10, 2016

ADDRESS OF NEW OWNER:
Tanya G. Rivera-Tyler, Trustee
5623 Hillsboro Pk.
Nashville, TN 37215

SEND TAX BILLS TO:
PHH
1 Mortgage Way
Mt Laurel, NJ 08054

MAP-PARCEL NO.:
PARCEL ID #
14404001700

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael H. Tyler and Tanya G. Rivera-Tyler, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Tanya G. Rivera-Tyler, Trustee of the Tanya G. Rivera-Tyler Revocable Trust dated August 10, 2016, hereinafter called the GRANTEES, their heirs and assigns all their right, title, and interest in and to that certain tract or parcel of land described as follows, to wit: SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 5623 Hillsboro Pk., Nashville, TN 37215, ____ Unimproved/ X Improved real property.

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.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 16th **day of** June, **2017.**
AND 18TH DAY OF JULY, 2017.

GRANTORS -

Michael H. Tyler

Tanya G. Rivera-Tyler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Michael H. Tyler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

ANNE C. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office, this 16th day of June, 2017.

My commission expires: 3/10/19

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tanya G. Rivera-Tyler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office, this 18th day of JULY, 2017.

My commission expires: 7.2.18

Notary Public

Tanya G. Rivera-Tyler
5623 Hillsboro Pike
Nashville, TN 37215

Legal Description

Property located on the West side of Hillsboro Pike in the City of Nashville, Davidson County, Tennessee. Being known as parcel 17.00 on Davidson County Property Map 144-04, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 14, 2008 and known as Job No. 08-0005, as follows:

BEGINNING at an iron pin found in the westerly right-of-way of Hillsboro Pike at the Northeast corner of the herein-described tract and the Southeast corner of the Norris C. Nielsen etux property of record in Book 4643, Page 690, R.O.D.C, TN. Thence from said POINT OF BEGINNING, with the right-of-way of Hillsboro Pike and a curve right having a radius of 3047.58', a delta of 06°03'21", a chord length of 321.96', said chord having a bearing of S 28°15' 55" W and an arc length along said curve of 322.11' to an iron pin found; Thence leaving the right-of-way of Hillsboro Pike with the northerly line of Trace 2 of same survey, N 86°51' 06" W - 518.05' to an iron pin found in the easterly line of the Mark A. Holloway etux property of record in Book 11067, Page 151, R.O.D.C, TN. Thence with the easterly line of Holloway, N 03°36'01" E - 50.06' to an iron pin found in the southerly line of the Richard Philpot, S 85°53'21" E - 66.02' to an iron pin found; Thence with the easterly line of Philpot, and the easterly line of the Tucker Curtis etux property of record in Book 9783, Page 888, R.O.D.C, TN. And with the easterly line of the Nancy S. Phipps property of record in Book 10422, Page 427, R.O.D.C, TN., N 04°16'04" E - 427.94' to an iron pin found; Thence with the southerly line of the Norris C Nielsen etux property, aforementioned, S 69°08' 00" E - 608.83' to the POINT OF BEGINNING.

Being the same property conveyed to Michael H. Tyler and wife, Tanya G. Rivera-Tyler by deed of record in Instrument 20121204-0111178, said Register's Office, dated December 3, 2012.