BILL GARRETT, Davidson County
Trans:T20170070195 DEEDQC
Recvd: 08/14/17 11:09 4 pgs
Fees:22.00 Taxes:0.00
20170814-0083076

| THIS INSTRUMENT PREPARED BY: | WHEN RECORDED RETURN TO: | Send Tax Bills To Grantee(s) at: | Map & Parcel No. | |
|---|---|---|---|---|
| Carolyn Dale Attorney at Law*, c/o BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108 | BCHH Inc., 181 Montour Run Road, Coraopolis, PA 15108 | Tim Ashburn and Toni Ashburn, husband and wife, 1009 Burchwood Ave., Nashville, TN 37216 | ~~07209009~~ ~~800~~ (TAD) 072 09 0 098.00 | Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantee(s), and did not provide legal advice to the Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290. |

## QUITCLAIM DEED

**FOR TEN DOLLARS ($10.00), and other good and valuable consideration,** given by Tim Ashburn and Toni Ashburn, husband and wife, whose address is 1009 Burchwood Ave., Nashville, TN 37216 (**"Grantee(s)"**), the receipt and sufficiency all of which is hereby acknowledged, Timothy Ashburn, joined in execution by his wife, Toni Ashburn, **whose address is** 1009 Burchwood Ave., Nashville, TN 37216, (**"Grantor(s)"**), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 OF BLOCK ONE , ON THE MAP OF BURCHWOOD PLACE OF RECORD IN BOOK 547, PAGE 183, REGISTERS'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 24 FRONTS 60 FEET ON THE NORTH SIDE OF BURCHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 139 FEET TO A DEAD LINE.

SUBJECT TO ALL CONDITIONS, EASEMENTS; AND ALL OTHER MATTERS OF RECORD IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING BUT NOT LIMITED TO (A) REAL PROPERTY TAXES (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 547, PAGE 183, SAID REGISTER'S OFFICE.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 8/2/2011 at INSTRUMENT NO. 20110802-0059419 in the Register's Office of DavidsonCounty, Tennessee.

Commonly known as 1009 Burchwood Ave., Nashville, TN 37216. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File 17053013

GRANTOR(S):

Timothy Ashburn

**ACKNOWLEDGMENT**

STATE OF TN )
)
COUNTY OF Davidson )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Timothy Ashburn and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, this 31 day of July, 2017.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

My Commission Expires: 09/07/2020

*Prepared by a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with and did not provide legal advice to either party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: BCHH Inc., 181 Montour Run

GRANTOR(S):

Toni Ashburn

Toni Ashburn

**ACKNOWLEDGMENT**

STATE OF TN )
)
COUNTY OF Davidson )

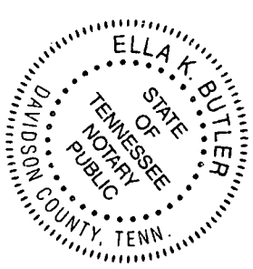
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Toni Ashburn and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 31 day of July, 2017.

Ella K Butler

Notary Public

My Commission Expires: 09/07/2020



## OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTOR:

Timothy Ashburn

Toni Ashburn

## ACKNOWLEDGMENT

STATE OF TN )
)
COUNTY OF Davidson )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Timothy Ashburn, joined in execution by his wife, Toni Ashburn and is/are the person(s) who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 31 day of July, 2017.

Notary Public

My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.