Bill Garrett Davidson County
Batch# 14063 DEEDQC
10/16/2017 12:01:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171016-0105813

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
James R. Oldham, Jr.
2219 Tinnin Rd.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 007
Parcel 116.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **JAMES ROLAND OLDHAM and wife MARIKO OLDHAM,** by these presents quitclaim and convey unto **JAMES ROLAND OLDHAM, JR.** all of our right, title and interest in and to the following parcel of land in Davidson County, Tennessee, described in the language of the prior deed as follows:

> A tract of land in the 10TH Civil District of Davidson County, Tennessee, on Tinnon Road, and more particularly described according to a survey by Stanford & Associate, Inc., December 14, 1973, as follows:
>
> BEGINNING at an iron pin in the center of Tinnon Road, at a common corner to the Hudgens property; thence with the Hudgens property S. 58° 29' 6" 811.23 feet to an iron pin by a white oak and property retained by V. Bowman; thence S. 9° 52' 21" E. 264.45 feet to an iron pin; thence N 65° 49' 29" E 256.06 feet to an iron pin at the north side of a white oak; thence N 62° 30'32" E 580.25 feet to an iron pin in the center of Tinnon Road; thence following the center of Tinnon Road, N 19° 21' 21" W 65 feet to an iron pin; thence N 17° 49' 21" W 263.15 feet to the point of beginning, and containing 5.416 acres, more or less.
>
> BEING the same property conveyed to James Roland Oldham and wife Mariko Oldham by warranty deed from Vester R. Bowman and wife Joanna Bowman, of record at Book 4793, page 50, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 2219 Tinnin Road, Goodlettsville, Tennessee 37072.

The preparer has not opined to any party with respect to any matter of title, survey, tax consequences, the effect of this conveyance upon eligibility for public benefits, or the terms of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors on the date(s) indicated:

James Roland Oldham
James Roland Oldham

Mariko Oldham
Mariko Oldham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **James Roland Oldham and wife Mariko Oldham**, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: 10/11/17

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

James Roland Oldham
Affiant

Sworn to and subscribed before me this date: 10/11/17.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/2/2018