QUITCLAIM DEED

THIS INSTRUMENT PREPARED (SOLELY FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES) BY:
Bennett & Pressley, P. C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 4th day of January, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-19 (AFFIX SEAL)

OWNER ADDRESS:

Tim J. Villager

5005 Villa Crest Drive
Nashville, TN 37220

SEND TAX BILLS TO:

Same as Owner Address

Parcel ID Number:

10303001900

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **TIM J. VILLAGER and wife, NYLA J. VILLAGER** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **JEFFREY A. SILBAR, a married man** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided interest as tenant in common with Grantor, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 105, Section 2, Richland Meadows, as of record in Book 2083, Page 72, said Register's Office, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Grantor and Jody Lee Maphis by Warranty Deed from Charles E. Garretty and wife, Peggy B. Garretty, and Phillip Lee Garrety, of record in Book 6826, Page 545, Register's Office for Davidson County, Tennessee, and further conveyed to Grantor and Robert P. Tyler by Quitclaim Deed of record in Book 7308, Page 539 in said Register's Office, and further conveyed to Grantor by Robert P. Tyler by Quitclaim Deed of record in Book 8266, Page 769 in said Register's Office.

This is improved property known as 5522 Bon Air Circle, Nashville, TN 37209.

The intention of the parties is, as a result of this conveyance, for Grantor Tim J. Villager and wife, Nyla J. Villager, to hold a one-half (1/2) undivided interest in the property as tenants by the entireties between themselves as to their interest, and for Grantee Jeffrey A. Silbar to hold a one-half (1/2) undivided interest in the property as a tenant in common with Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands this 4th day of January, 2018.

Tim J. Villager, Grantor

Nyla J. Villager, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Tim J. Villager and Nyla J. Villager, the within named bargainors, who are known to me or proved to be same upon satisfactory evidence, who in my presence affixed their signatures to this instrument, and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2018.

Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 44834 DEEDQC
01/05/2018 12:16:06 PM 1 pg
Fees: $12.00 Taxes: $0.00

20180105-0001777