This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

SEND TAX BILL TO:
ADDRESS NEW OWNER:
James O. Oatsvall Sr.
6010 Benders Ferry Rd.
Mt. Juliet, TN 37122

Map/parcel: 053 12 0 079.00 &
053 12 0 073.00

Bill Garrett Davidson County
Batch# 45976 DEEDQC
01/09/2018 11:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180109-0002872

QUITCLAIM DEED

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION.

FOR AND IN CONSIDERATION of no monetary consideration, **Jean Y. Oatsvall, Trustee,** with full power to transfer, sell, convey, lease, mortgage or encumber with out the joinder of any beneficiary, hereinafter called the "GRANTOR", has bargained and sold , and by these presents, does transfer and convey all right, title and interest that they may have in and to the following described real property unto **James O. Oatsvall Sr. and wife, Jean Y. Oatsvall,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:
Being Lot Nos 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dobbs and Elliotts Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Registers Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.

Said Lot Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines 120 feet to an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.

Included in the above description but, EXCLUDING therefrom, is a portion of the above described premises having been conveyed to the State of Tennessee by deed of record in Book 5017, page 974 said Registers Office and described as follows:

Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliots Subdivision No. 1 of record in Book 547, page 97, described as follows:
Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street; thence along the said southeast margin of 26th Street, North 44 degrees, 15 minutes East 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence South 45 degrees, 45 minutes East, 77 feet, more or less, to a point; thence South 44 degrees, 15 minutes West, 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees, 45 minutes, 100 feet, more or less, to the point of beginning and containing 672 square feet.

Being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber with out the joinder of any beneficiary, by deed of record in Instrument No. 20040524-0060640 in the Davidson County Tennessee, Register's Office.

Lot 9 - Parcel ID - 053 12 0 079.00
Lot 10, 11,12,13 Parcel ID - 053 12 0 073.00

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is improved property known as 104 26th Street &, 2601 Old Hickory Blvd., Old Hickory, Tennessee 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 3 day of January, 2018.

Jean Y. Oatsvall, Trustee

Jean Y. Oatsvall, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jean Y. Oatsvall,Trustee**, with full power to transfer, sell, convey, lease, mortgage or encumber with out the joinder of any beneficiary, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 3 day of January, 2018 .

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 3 day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cait-Sm

STATE OF TENNESSEE
COUNTY OF Davidson
On this 3 day of January, 2018, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019