Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rolf Birger Zettersten and Johanna Marie Zettersten, as Tenants by the Entirety 606 Lynnwood Boulevard Nashville, TN 37215	**Map/Parcel:** **130-3-96**	**Rolf Birger Zettersten and Johanna Marie Zettersten, as Tenants by the Entirety 606 Lynnwood Boulevard Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Rolf B. Zettersten** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Rolf Birger Zettersten and Johanna Marie Zettersten, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 11th day of October, 2018.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

Karen Y Johnson Davidson County
Batch# 152274 DEEDQC
10/18/2018 08:27:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181018-0103248

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 11th day of October, 2018.

Rolf B. Zettersten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rolf B. Zettersten,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 11 day of October, 2018.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the easterly side of Lynnwood Boulevard, at the southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oakes Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' southerly line, eastwardly 311.5 feet to the westerly margin of Brighton Avenue, now closed; thence with the westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the southerly margin of 7th Street, now closed, as shown on the said Plan; thence with the same, westwardly to the easterly margin of Lynnwood Boulevard; thence with said Boulevard northwardly 186.85 feet more or less, to the beginning.

BEING the same property conveyed to Rolf B. Zettersten by warranty deed from John M. Leap and Barbara D. Leap, Trustees for the John M. Leap and Barbara D. Leap 2011 Tennessee Property Revocable Trust u/a/d August 31, 2011, as of record at Instrument No. 20140519-0042778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.