Karen Johnson Davidson County
Batch# 225855 DEEDQC
05/03/2019 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190503-0041747

34745

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 3rd day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly E. Cox, Trustee 4313 Lindawood Drive Nashville, TN 37215	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 130 08 0 149 00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jeremy A. Oliver and wife Ann R. Oliver (collectively, "Grantors")** do hereby quitclaim, transfer and convey unto **Kelly E. Cox, Trustee of the 4313 Lindawood Land Trust under agreement dated May 3, 2019 ("Grantee")**, her successors and assigns, of all Grantors' right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Lot 2 Lindawood Place, as of record in Plat Book 7900, page 690, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy A. Oliver and wife Ann R. Oliver by Warranty Deed dated May 3, 2019, from Jeanpierre Rachmaninoff and Vanessa Rachmaninoff, husband and wife, of record in Instrument No. 201905030041745, Register's Office for Davidson County, Tennessee.

Together with Ingress, Egress and Access Easement, Maintenance Agreement and Restrictive Covenant as more fully described in Book 9283, page 748, Register's Office for Davidson County, Tennessee.

This is improved property known as 4313 Lindawood Drive in Nashville, Davidson County, Tennessee 37215.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of May, 2019.

GRANTORS:

Jeremy A. Oliver

Ann R. Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy A. Oliver and Ann R. Oliver, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2019.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

