QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 237331 DEEDQC
05/31/2019 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190531-0051925

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer J. Collins	New Owner	144-06-0-034.00
(NAME)	(NAME)	
2525 Ridgewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011,** hereinafter called the Grantor(s), have quitclaimed unto **Jennifer J. Collins, an unmarried woman,** hereinafter called the Grantee(s), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Reserved Parcel No. 2 and a part of Reserved Parcel No. 1 on the plan of the Reserved parcels No. 1 and 2 and Lot No. 13, Section Two, Chickering Park, of record in Book 3842, Page 125, Register's Office for said County, described according to an April 10, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at an iron pin at the southwesterly corner of Lot No. 13 as shown on said plat; thence, with the southerly line of Lot No. 13, N 60° E 275.0 feet to an iron pin at the southwesterly corner of Lot No. 12 of said subdivision; thence, with the southerly line of said Lot No. 12 S 85° 30' E., 192.0 feet to an iron pin at the northwesterly corner of Lot No. 10, of said subdivision; thence S 14° 24' E. 373.6 feet to a point; thence, S 83° 50' W. 118 feet to a point; thence, northwardly, with the margin of a 30 foot right of way 20 feet to a point; thence, S 83° 50' W. 466.0 feet, more or less to an iron pin at the westerly corner of Reserved parcel No. 1 and the easterly line of the Dortch Oldham Property (Book 4539, Page 708, said Register's Office); thence, with Oldham's easterly line, N 5° 55' E. 292.8 feet to the point of beginning, containing 4.2 acres more or less.

Being the same property conveyed to Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011 by Quitclaim Deed dated 05/25/2017 from Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011 of record in Official Records Instrument No. 20170525-0052369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011 by Warranty Deed dated 08/27/2015 from Jennifer J. Collins of record in Official Records Instrument No. 20150918-0095189, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions, and rights of way of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2525 Ridgewood Dr., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 24th day of May, 2019.

Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011

State of Tennessee
County of

Personally appeared before me Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust Dated November 17, 2011, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2019.

Notary Public
My Commission Expires: 9-6-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
South Oak Title Nashville, LLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027

File No.: 19-1168

I, Kelly Greene Elrod, do hereby make an 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.

Kelly Greene Elrod, esq.
South Oak Title Nashville, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Cathey Bradford, a notary public for this county and state, Kelly Greene Elrod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cathey Bradford
My Commission Expires: 7/8/19

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019