Karen Johnson Davidson County
Batch# 240678 DEEDQC
06/07/2019 03:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190607-0054924

This instrument prepared by:
LAW OFFICE OF DAVID J. WAYNICK
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

ADDRESS OF NEW OWNER:
JAMES O. OATSVALL,
TRUSTEE, ET AL.
1610 BENDERS FERRY RD.
MT. JULIET, TN 37122

SEND TAX BILL TO:

To New Owner

MAP & PARCEL:
053 12 0 203.00
053 12 0 202.00
074 04 0 002.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JAMES O. OATSVALL*(also known as James Oatsvall) AND WIFE, JEAN Y. OATSVALL (also known as Jean Oatsvall),** for and in consideration of love and affection and estate planning purposes, do hereby quitclaim, grant and convey unto **JAMES O. OATSVALL AND JEAN Y. OATSVALL, CO-TRUSTEES OF THE OATSVALL REVOCABLE LIVING TRUST dated April 19, 2019,** with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, all right, title and interest owned by the undersigned in the certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto.

Grantors make 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. Grantors make 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 Grantors 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

*JAMES O. OATSVALL is also known as JAMES O. OATSVALL, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Jean Y. Oatsvall

Affiant

Subscribed and sworn to before me this 4th day of June, 2019.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public MY COMMISSION EXPIRES: MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of June, 2019.

JAMES O. OATSVALL, SR.

JEAN Y. OATSVALL

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 James O. Oatsvall, Sr. and Jean Y. Oatsvall, 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 Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 4th day of June, 2019.

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public MY COMMISSION EXPIRES: MAY 26, 2020

CERTIFICATION
I, Toni Rutgerson, 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 4th day of June, 2019 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CAITLIN MARIE SMITH
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A

Tract 1: 053 12 0 203.00

Being the easterly 100 feet of the westerly 200 feet of Lot No. 22 of Section No. 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as shown of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 100 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Subject to all matters as shown on plat of record in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of South Central Bell as shown of record in Book 5430, Page 454, Register's Office of Davidson County, Tennessee.

Subject to Less and Except restrictions as shown of record in Book 4968, Page 923, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Oatsvall and wife, Jean Oatsvall by Quitclaim deed of record as Instrument No. 20060824-0104659 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
3402 Old Hickory Blvd
Old Hickory, TN 37138

Tract 2: 053 12 0 202.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 100 feet of Lot No. 22, Section 2, on the Map of Life and Casualty Insurance Company's Subdivision, of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for said County. Said part of said Lot 22 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Included but specifically excluded is the following tract:

Being a part of Lot 22, Section 2, on the Plan of Life and Casualty Insurance Company's Subdivision, of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Oliver N. McClung property; thence along the said boundary north 44 deg. 15' E. 5 feet, more or less, to a point; thence S 45 deg. 45' E. 100 feet, more or less, to a point; thence S. 44 deg. 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the said margin N. 45 deg. 45' W. 100 feet, more or less, to the point of beginning.

Subject to all matters as shown on plat of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 2150, Page 426, Register's Office of Davidson County, Tennessee.

Being the same property conveyed from Samco Partnership, composed of Ashok Munjal, Partner and Inam Munjal, Partner to James O. Oatsvall and wife, Jean Y. Oatsvall by Warranty Deed of record as Instrument No. 20040707-0080626 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
3400 Old Hickory Blvd
Old Hickory, TN 37138

Tract 3: 074 04 0 002.00

Land in Davidson County, Tennessee, being Lot No. 960 as shown on the Plan of Hermitage Hills, Section 8, of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed from Wilma M. Barton to James Oatsvall and Jean Y. Oatsvall, husband and wife, by Warranty Deed of record as Instrument No. 20150420-0034779 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as:
8104 Bonnafair Drive
Hermitage, TN 37076