Karen Johnson Davidson County
Batch# 333994 DEEDQC
12/23/2019 01:30:30 PM 7 pgs
Fees: $38.00 Taxes: $599.40
20191223-0132458

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock
662 Woodward Avenue
Detroit Michigan 48226

Send tax bill to:
Terry Wayne Nolen Jr.
212 Twin Hills Dr.,
Madison, Tennessee 37115

New Owner:
Terry Wayne Nolen Jr.
212 Twin Hills Dr.,
Madison, Tennessee 37115

Real Estate Tax ID Number: **034 07 0 043.00**

This document was prepared under the supervision of William Lane, Esq., 125 3rd Avenue North, Suite 202 Franklin, Tennessee 37064 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS THAT **Valarie A. Nolen, her heirs and assigns, as to a one-quarter undivided interest, Terry Wayne Nolen Jr., his heirs and assigns, as to a one-quarter undivided interest, Ronald Dean Nolen, Jr., his heirs and assigns, as to a one-quarter undivided interest, and Carol Rhea Nolen, her heirs and assigns, as to a one-quarter undivided interest, as tenants in common, Grantor,** for and in consideration of the sum of ten dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does hereby, remise, release and forever quitclaim unto **Terry Wayne Nolen Jr., an unmarried man, Grantee,** his heirs and assigns, their entire right, title and interest in and to a certain parcel of land located in **Davidson** County, Tennessee to-wit:

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Madison County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 212 Twin Hills Dr., Madison, Tennessee 37115

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Valarie A. Nolen

Valarie A. Nolen 11/29/2019 12:00p.m.

STATE OF TENNESSEE :

:

COUNTY ~~OF~~ Davidson :

The foregoing instrument was acknowledged before me this 11/29/19 (date) by **Valarie A. Nolen** who is personally known to me or who has produced Drivers ID (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Printed Name: Thomas D. Larson

Commission Expiration Date: May 3, 2021

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Terry Wayne Nolen, Jr.

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

The foregoing instrument was acknowledged before me this 11/29/19 (date) by **Terry Wayne Nolen, Jr.**, who is personally known to me or who has produced Drivers ID (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Printed Name: Thomas D. Larson

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration Date:

AFFIDAVIT OF CONSIDERATION:

STATE OF TENNESSEE
COUNTY OF Davidson, to wit:

The actual consideration for this transfer is $162,000.00.

Terry Wayne Nolen, Jr. (SEAL)
Affiant / **Terry Wayne Nolen, Jr.**

Subscribed and sworn to before me, this the 29 day of Nov, 2019.

Notary Public
Name: Thomas D. Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ronald Dean Nolen, Jr.

STATE OF TENNESSEE :
:
COUNTY OF Davidson :

The foregoing instrument was acknowledged before me this 11/29/19 (date) by **Ronald Dean Nolen, Jr.**, who is personally known to me or who has produced Drivers ID (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Printed Name: Thomas D. Larson
Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Carol Rhea Nolen

Carol Rhea Nolen

STATE OF TENNESSEE :
:
COUNTY ~~OF~~ Davidson :

The foregoing instrument was acknowledged before me this 11/29/19 (date) by **Carol Rhea Nolen,** who is personally known to me or who has produced Driver ID (type of identification) as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Printed Name: Thomas D. Larson

Commission Expiration Date: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201912230132458

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 109 ON THE PLAN OF SECTION III, SHEPHERD HILLS, OF RECORD IN BOOK 2900, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 109 FRONTS 160 FEET ON THE SOUTHWESTERLY SIDE OF TWIN HILLS DRIVE, AND EXTENDS BACK 247 FEET ON THE NORTHWESTERLY LINE AND 295.7 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 157.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO VALARIE A. NOLEN, HER HEIRS AND ASSIGNS, AS TO A ONE-QUARTER UNDIVIDED INTEREST, TERRY WAYNE NOLEN, JR., HIS HEIRS AND ASSIGNS, AS TO A ONE-QUARTER UNDIVIDED INTEREST, RONALD DEAN NOLEN, JR., HIS HEIRS AND ASSIGNS, AS TO A ONE-QUARTER UNDIVIDED INTEREST, AND CAROL RHEA NOLEN, HER HEIRS AND ASSIGNS, AS TO A ONE-QUARTER UNDIVIDED INTEREST, AS TENANTS IN COMMON, BY DEED DATED JULY 2, 2019 OF RECORD IN DEED INSTRUMENT/CASE NO. 20190703-0065342, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Betsy Lanzotti, 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne