Karen Johnson Davidson County
Batch# 334950 DEEDQC
12/26/2019 01:38:25 PM 2 pgs
Fees: $13.00 Taxes: $314.50
20191226-0133261

FROM: WILLIAM B. GEIGER

TO: JOE L. WALL AND JERRY GINGERICH, Equal Tenants in Common

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

Joe L. Wall and
Jerry Gingerich
405 Two Mile Pike, Suite E
Goodlettsville, TN 37072

New Owner- Same

Map 026-05-0A
Parcels 005.00 & 006.00
GO Tax District

This instrument prepared by:

Larry D. Craig,
Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082

Upon information furnished by the parties and without benefit of formal title examination or title insurance, no closing thereupon, without benefit of new survey and no legal advice given.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $85,000.00.

Jerry Gingerich, Affiant

Sworn to and subscribed before me this 16th day of December, 2019.

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tammy D. Mellons
NOTARY PUBLIC

My Commission Expires: 3/3/20

I, **William B. Geiger**, do hereby quitclaim all of my undivided one-third interest, in and to the following Davidson County, Tennessee tract of improved real property **unto Joe L. Wall and Jerry Gingerich**, to wit:

Situated in Davidson County, Tennessee, being Unit Nos. 5 and 6 as set forth on the Restated Master Deed Establishing the Horizontal Property Regime of Colonial Square Condominiums with Appended Exhibits, Amended Declarations of Covenants, Conditions and Restrictions, and By-Laws of Colonial Square Condominiums, Inc. of record in Instrument No. 20120215-0013135, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with the appurtenant interest in and to the common elements, as depicted upon Exhibit "B" to the Restated Master Deed of Colonial Square Condominiums.

Being the same property conveyed to Joe L. Wall, William B. Geiger and Jerry Gingerich by deed from John H. Lowe and wife, Nancy W. Lowe of record in Instrument No. 20120222-0015212, Register's Office for Davidson County, Tennessee

Subject to all matters set forth on the aforestated Master Deed with Exhibits, Amended Declarations of Covenants, Conditions and Restrictions and By-Laws, common element interests and all other matters of record; 2020 and future years City and County taxes; and rights of tenants in possession of the subject premises.

By virtue of this quitclaim deed the said Joe L. Wall and Jerry Gingerich are now equal tenant in common owners of the aforedescribed condominium units.

The Grantor does assign unto the Grantees all of his rights in and to leasehold interests of tenants in possession, written or oral, and the Grantees shall be entitled to all future rents which hereafter accrue.

This is not the principal place of residence of William B. Geiger.

This is improved property commonly known as Units 5 & 6, Colonial Square Condominiums, which have a common address of 405 Two Mile Pike, Suites E and F, Goodlettsville, TN 37072

Witness my hand on this the 26th day of December, 2019.

William B. Geiger
WILLIAM B. GEIGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, William B. Geiger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained on this the 26th day of December, 2019, at Goodlettsville, Tennessee.

Tammy D. Mellons
NOTARY PUBLIC

My commission expires: 8/3/20

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY