QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 348300 DEEDQC
01/24/2020 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200124-0008856

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of January, 2018.20

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Toliver and Ann Toliver	SAME AS NEW OWNER	051-08-0-187.00
306 Wellington Ct.		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **GARY A. TOLIVER AND WIFE, ANN H. TOLIVER** ("Grantors"), by these presents do hereby quitclaim and convey unto **GARY ALNER TOLIVER AND WIFE, ANN HANNIGAN TOLIVER** ("Grantee"), their heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

All that certain piece, parcel or tract of land, together with any improvements thereon, situated, lying and being in the City of Nashville, County of Davidson, State of Tennessee, containing .50 acres, more or less and being more fully described, shown and delineated as Lot No. 1 on the plat of same surveyed for Yates Motor Company, Inc. by Barge, Waggoner, Sumner & Cannon, Engineers, dated October 9, 1974, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee as Plat Book 4660, Page 130, said property being located in the northwest quadrant of the intersection of Due West Avenue and Gallatin Pike, 19th Civil District of Nashville, Davidson County, Tennessee, and being more fully shown and delineated on the aforesaid plat, as follows, to wit:

BEGINNING at a spike located on the western margin of Gallatin Pike, whereon the same corners with Lot No. 2 as shown on aforesaid Plat, said spike being located 171.4 feet (measured along the said westerly margin of Gallatin Road) from the right of way of the intersection of Due West Avenue with Gallatin Pike; thence from said point of beginning along Lot No. 2, as shown on the aforesaid Plat, North 57 deg. 11 min. West for 215.56 feet to a spike; thence turning and running along property now or formerly of The Park Development Company, North 23 deg. 52 min. East for 100.0 feet to a spike; thence turning and running along property now or formerly of The Park Development Company and property now or formerly of the National Life and Accident Insurance Company, South 57 deg. 26 min. East for 224.46 feet to an iron pipe, which iron pipe is located on the westerly margin of Gallatin Pike; thence turning and running along the westerly margin of Gallatin Pike, South 29 deg. 00 min. West for 100.0 feet to a spike, this being the point of beginning.

Being the same property conveyed to Gary A. Toliver and wife, Ann H. Toliver by Quitclaim Deed from Gary A. Toliver, of record in Instrument No. 20101008-0080807, Register's Office for Davidson County, Tennessee.

This is improved property known as 1106 Gallatin Pk, Madison, Tennessee 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, we have hereunto set our hands this the 29 day of January, 2020.

Gary Toliver
GARY A. TOLIVER

Ann Hannigan Toliver
ANN H. TOLIVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GARY A. TOLIVER and ANN H. TOLIVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 29 day of January, 2020.

My commission expires: 11/5/22

Notary Public

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON