QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 348301 DEEDQC
01/24/2020 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200124-0008857

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, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/3/22
(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 LIABILITY 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
Ann Hannigan Toliver	SAME AS NEW OWNER	051-11-0A-010.00
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, I, **ANN H. TOLIVER** ("Grantor"), by these presents do hereby quitclaim and convey unto **GARY ALNER TOLIVER AND WIFE, ANN HANNIGAN TOLIVER** ("Grantee"), her heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 306 on the Final Plat of Wellington Square, a Planned Unit Development, located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, said plat recorded in Book 6250, Page 675, as amended in Book 7013, Page 106 and Book 7223, Page 936 all in the Register's Office for Davidson County, Tennessee, to which plat and amendments reference is here made for a complete description thereof.

Being the same property conveyed to Gary Alner Toliver, married, by Warranty Deed from Richard A. Odom and wife, Betty C. Odom, which deed is dated June 14, 2000 and recorded as Instrument No. 20000616-0060356 in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ann H. Toliver, by Quitclaim Deed from Gary Alner Toliver, of record in Instrument No. 20100803-0060778, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 306 Wellington Court, Madison, TN 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, I have hereunto set our hands this the 24 day of January, 2020.

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 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 24 day of January, 2020.

My commission expires: 11/8/22

Notary Public



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