THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste 130
Nashville, TN 37215

File 200225131

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2020.

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 378947 DEEDQC
03/30/2020 09:03:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200330-0033711

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Fiala and Jacquelyne Fiala 7707 Indian Springs Drive Nashville, TN 37221	New Owner	128-09-0A-002.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William T. Fiala and Jacquelyne Garfield, n/k/a Jacquelyne Fiala, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William T. Fiala and Jacquelyne Fiala, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 2 on the Plan of Lakeland Hills of record in Book 5210, page 49, Register's Office for said County, described as follows:

Beginning at a point, said point being North 87 degrees 57 minutes 33 seconds West 90.99 feet and North 19 degrees 30 minutes 0 seconds East 170 feet from the northeast corner of Lot No. 38 on the Plan of Bellevue Manor of record in Book 3600, page 32, Register's Office for Davidson County, Tennessee; thence North 70 degrees 30 minutes 0 seconds West 450.0 feet to a point; thence North 53 degrees 30 minutes 32 seconds West 655.11 feet to a point; thence South 74 degrees 07 minutes 59 seconds East 462.0 feet to a point; thence South 19 degrees 15 minutes 0 seconds West 13.14 feet to a point; thence South 70 degrees 45 minutes 0 seconds East 100.0 feet to a point; thence North 19 degrees 15 minutes 0 seconds East 17.5 feet to a point; thence South 74 degrees 07 minutes 59 seconds East 78.47 feet to a point; thence South 5 degrees 0 minutes 00 seconds East 90.00 feet to a point; thence South 64 degrees 0 minutes 0 seconds East 370.0 feet to a point; thence South 2 degrees 47 minutes 29 seconds West 113.01 feet to the point of beginning and containing 3.01 acres, more or less.

There is also hereby conveyed an casement for ingress and egress to the above described property in, over and across that property identified on the Plan of Lakeland Hills as of record in Book 5210, page 49, Register's Office for Davidson County, Tennessee as "Common Element".

Being the same property conveyed to William T. Fiala and Jacquelyne Garfield, as joint teats with right of survivorship by Warranty deed from John W. Phillips and wife, Carol M. Phillips of record in Instrument No. 20140512-0040512 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 12, 2014.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March 2020.

William T. Fiala

Jacquelyne Fiala

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William T. Fiala and Jacquelyne Fiala, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of March 2020.

Notary Public

My Commission Expires: 3-8-23

STATE OF TENNESSEE NOTARY PUBLIC