This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYL/
BRENTW

RETURNED TO:

Karen Johnson Davidson County
Batch# 433081 DEEDQC
07/08/2020 11:32:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200708-0073868

QUITCLAIM DEED
FOR JOINDER OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	
Timothy Findlen	OWNER	Parcel ID
300 & 302 Garner Ave		043 05 0 189.00
Madison, TN 37115		043 05 0 190.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Timothy Findlen, an unmarried man,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Timothy Findlen, an unmarried man**, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT NO. I

Land in Davidson County, Tennessee, being Lot 37, Block "B" on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which a Plan reference is hereby made for a more complete description of the property..

Being the same property conveyed to Timothy Findlen, an unmarried man, by Warranty Deed from Timothy Ryan Buckley and Molly A Buckley, husband and wife, of record in Instrument No. 20200522-0053541, Register's Office for Davidson County, Tennessee.

This improved property is known as 300 Garner Avenue, Madison, TN 37115 and is Parcel No. 043 05 0 189.00.

TRACT NO. II

Land in Davidson County, Tennessee, being Lot 36, Block "B" on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which a Plan reference is hereby made for a more complete description of the property..

Being the same property conveyed to Timothy Findlen, an unmarried man, by Warranty Deed from Timothy Ryan Buckley and Molly A Buckley, husband and wife, of record in Instrument No. 20200522-0053541, Register's Office for Davidson County, Tennessee.

This improved property is known as 302 Garner Avenue, Madison, TN 37115 and is Parcel No. 043 05 0 190.00.

The purpose for this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number.

(This is improved real property with mailing addresses of 300 Garner Avenue, Madison, TN 37115 and improved real property with the mailing address of 302 Garner Avenue, Madison, TN 37115)

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 6th day July, 2020.

Timothy Findlen

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Timothy Findlen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 2020.

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-2-2023

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 6th day of July, 2020.

NOTARY PUBLIC

My Commission Expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY