Karen Johnson Davidson County
Batch# 485896 DEEDQC
09/29/2020 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200929-0112332

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Yolanda Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2020.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0757

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yolanda Tolbert	Synovus Bank	Map: 06012017800
(NAME) 3105 Conviser Drive	(NAME) 800 Shades Creek Pkwy, MS101	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SARAH TOLBERT, UNMARRIED AND GREGORY M. TOLBERT, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YOLANDA TOLBERT, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24-A, Zone Lot Division, Lot Nos. 12, 13, 23, & 24, Section 2, Adanoroc Subdivision, as of record in Book 6200, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yolanda Y. Tolbert and Larry James Tolbert (erroneously shown on deed as Larry James Tobert), by deed from Bernice C. Haynes, unmarried, of record in Instrument No. 20010705-0071955, dated June 29, 2001, Register's Office for said County. The said Larry James Tolbert died intestate on August 23, 2019, leaving as Sole Heirs, Sarah Tolbert, Gregory M. Tolbert, and Yolanda Tolbert. See also Affidavit of Heirship of record in Instrument 202009290112330 and 202009290112331, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property, known as 3105 Conviser Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 28th day of August, 2020.

Sarah Tolbert

Sarah Tolbert

Gregory M. Tolbert

Gregory M. Tolbert

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Tolbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of August, 2020.

My Commission Expires: 1/3/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory M. Tolbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of August, 2020.

My Commission Expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY