Karen Johnson Davidson County
Batch# 502969 DEEDQC
10/29/2020 09:02:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201029-0125542

ADDRESS NEW OWNER:
Robert G. & Mary Ellen Preston
157 Timber Ridge Drive
Nashville, TN 37217

SEND TAX BILLS:
As above

MAP-PARCEL: 136-7; 4

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Robert J. Preston and wife, Mary Ellen Preston** hereinafter referred to as the Grantee(s), their heirs and assigns, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents do hereby transfer and convey in fee simple to **Robert G. Preston** and wife, **Mary Ellen Preston,** as tenants in common with right of survivorship 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. 59 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57, and 58, Register's Office for said County.

Said Lot No. 59 fronts 97.77 feet on the northerly side of Timber Ridge Drive and extends back 148.00 feet on the westerly line and 152.50 feet on the easterly line to a dead line measuring 98.00 feet thereon.

Being the same property conveyed to Bill Hardee and wife, Betty Hardee by deed from Barry Austin and wife, Edie Austin of record in Book 5288, page 833, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert J. Preston and wife, Mary Ellen Preston by deed from Bill Hardee and wife, Betty Hardee of record in Book 5522, page 540, Register's Office for Davidson County, Tennessee.

This is improved property known as 157 Timber Ridge Drive, Nashville, Tennessee 37217.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; and do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple as tenants in common, have a good right to convey it, and the same is unencumbered unless otherwise set out; and do further covenant and bind ourselves, heirs, and successors to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no

further or otherwise. 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.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this the 26th day of October, 2020.

Robert J. Preston

Mary Ellen Preston

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Preston** and **Mary Ellen Preston** to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 26th day of October, 2020.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

My Commission expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Robert J. Preston

Mary Ellen Preston

Subscribed and sworn to before me this the 26th day of October, 2020.

RUTH D. WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

NOTARY PUBLIC

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889