Karen Johnson Davidson County
Batch# 531249 DEEDQC
12/11/2020 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145699

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Malin Timbs 336 Peachtree Street Nashville, TN 37210	Same	11901043700

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Seth Timbs, unmarried** by these presents do hereby quitclaim and convey unto **Malin Timbs, unmarried,** her heirs, successors, and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 11 on the map of W.G. Thuss's Addition on Nolensville Pike of record in Book 332, Page 67, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

Bering the same property conveyed to Malin Robison from Matthew Robison by deed dated 11/21/2004 recorded 3/11/2005, as Instrument No. 20050311-0027039.

Being the same property conveyed to Seth Timbs and Malin Timbs, husband and wife, by Quitclaim deed from Malin Timbs Formerly known as Malin Robison dated August 27, 2007 and recorded on October 8, 2007 of record in Instrument No. 20071008-0119888, Register's Office for Davidson County, Tennessee.

Being also known as 336 Peachtree Street, Nashville, TN 37210.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10th day of December 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of December, 2020.

Seth Timbs

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal this the 3 day of December 2020.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

202012110145699

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022