QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 543679 DEEDQC
12/30/2020 01:40:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201230-0154732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Michele Y. Edobor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2020.

LaShunda Sparkman
Notary Public

MY COMMISSION EXPIRES: May 2, 2022
(AFFIX SEAL)

LASHUNDA SPARKMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sydney Tolbert	Same as Owner	114 00 0 199.00
(NAME) 7220 Tolbert Road	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michele Y. Edobor**, formerly known as Michele Y. Lawrence, unmarried (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Sydney Tolbert**, a married man (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S. H. Hutchison, Surveyor, November 24, 1954; and described according to a mortgage loan inspection made by John Kohl & Company, P.C., dated March 31, 1997, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

BEGINNING a point in the Tolbert Road, formerly Ezell Road, and the east line of the Ellen Graham land now owned by Willie Cumming, iron stake on east side of Road as a pointer, thence with R. P. Tolbert's north line, South 87 degrees East 12.25 poles = 202.13 feet, more or less, to an iron stake in said line; thence North 4 degrees West 4.90 poles = 80.85 feet, more or less, to an iron stake; thence North 71 degrees 30' west 12 poles = 198 feet, more or less, to a stake in Tolbert Road, formerly Ezell Road, and Willie Cummings East line, large Hackberry pointer; thence with Tolbert Road, formerly Ezell Road, and Cumming's East line; South 1 degree West 8.25 poles = 136.13 feet, more or less, to a point of beginning, containing 1/2 acre, more or less.

Being all of the property conveyed to Mildred J. Coger, an unmarried person by Deed of record in Book 9805 page 380, Register's Office Davidson County,

Tennessee. Being the same property conveyed Michele Y Lawrence, from Mildred J. Coger, by Warranty Deed dated May 30, 1997, of record in Book 10478, page 439, Register's Office Davidson County, Tennessee. Being the same property conveyed Michele Y. Edobar, f/k/a Michele Y. Lawrence, from Peter O. Edobar, by Quitclaim Deed dated September 9, 2011, of record in Instrument No. 20110912-0070724, Register's Office Davidson County, Tennessee.

This is improved property located at 7310 Tolbert Road, Nashville, TN 37209.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of title to the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 17th day of Decemeber, 2020.

GRANTOR:

Michele Y. Edobor

Michele Y. Edobor, f/k/a Michele Y Lawrence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michele Y. Edobor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17th day of December, 2020.

LaJohnda Sparkman

Notary Public

LAJOHNDA SPARKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 21, 2022