FROM:
RANDALL K. TOLER

TO:
CLINTON T. TOLER AND KAREN DENISE SCHMAING

Karen Johnson Davidson County
Batch# 555693 DEEDQC
01/15/2021 03:58:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210115-0007376

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
Larry H. Hagar, Attorney
Market Street Bldg., 1st Floor
219 Second Avenue, N. – Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-

Randal K. Toler
AFFIANT

Sworn to and subscribed before me this the 13 day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 11-6-2023

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Randal K. Toler
322 Lake Chateau Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
097080A12900

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in had paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which hereby acknowledged, Randal K. Toler, hereinafter referred to as Grantor (s), has quitclaimed to Clinton T. Toler and Karen Denise Schmaing, as tenants in common without right of survivorship hereinafter described real estate and improvements reserving unto himself a life estate interest for and during his lifetime in said property until his death in the following described real estate in Davidson County, Tennessee:

Being Unit No. X-3, on the Plan of Lake Chateau Condominiums, of record in Book 6250, page 607-610, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Lake Chateau Condo of record in Book 6250 Page 607-610, Register's Office for Davidson County, Tennessee 3) The provisions of a Master Deed Establishing a Horizontal Property Regime of Lake Chateau, of record in Book 6639, page 468, and By-Laws appended thereto of record in Book

6639, page 548, and Agreements of record in Book 6691, page 308 and Book 6691, page 314, Register's Office for Davidson County, Tennessee. 4) Charter for Lake Chateau Homeowners Association of record in Book 6870 Page 491 5) Easement to Comcast of Nashville as set forth in instrument recorded in Instrument No. 20101206-0096761 6) Storm Water Detention Agreement as set forth in instrument recorded in Book 6551 Page 765.

BEING the same property conveyed to Randal K. Toler by Martha Holdsworth, widow, on August 7, 2012 by Warranty Deed and recorded in the Davidson County Register of Deeds Office, Instrument #20120807-0070108.

This is improved property known as: **322 Lake Chateau Drive, Hermitage, TN 37076**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. NO EXAMINATION OF PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of January 2021.

x Randal K. Toler
Randal K. Toler

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, **RANDAL K. TOLER**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 13 day of January 2021.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-6-2023