Karen Johnson Davidson County
Batch# 590317 DEEDQC
03/11/2021 12:19:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210311-0032418

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	AIMEE NOWLING 1199 OLD HICKORY BLVD NASHVILLE, TN 37207	Aimee Nowling and Ron Maturo 1199 Old Hickory Boulevard Nashville, TN 37207

Order Number: 336980

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Aimee Nowling, a single person, Allen Bradshaw, married to Laurie Bradshaw and Ron Maturo, married to Diane Maturo,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Aimee Nowling, a single person, and Ron Maturo, a married man,** as tenants in common with right of survivorship, whose address is 1199 Old Hickory Boulevard, Nashville, TN 37207, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot No. 3 on the map of the lands of K. J. Morris, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being Lot No. 13 on the plan of Hickory Acres Subdivision, Section 1, not of record, described, according to a survey made by George W. Watkins, surveyor, July 15, 1952, as follows:

Beginning at a point on the Southwesterly margin of Old Hickory Boulevard at the Northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet, more or less, Westerly from the Westerly margin of State Highway No. 11; thence with the line between said Lot Nos. 13 and 14, Southwesterly 245 feet, more or less, to the common corner of Lot Nos. 12, 13 and 14; thence with the line between said Lot Nos. 12 and 13, Northwesterly 200 feet, more or less, to a point on the Southeasterly margin of Hickory Drive; thence with the margin of said drive, North 45 degree 56 minutes East 210 feet, more or less, to the beginning of a curve; thence around said curve in a Northeasterly direction 39.39 feet, more or less, to a point on the Southwesterly margin of said Blvd.; thence with the margin of said Blvd., South 41 degree 12 minutes East 145.00 feet, more or less, to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 04108003700
Street address of property: 1199 Old Hickory Boulevard, Nashville, TN 37207

Prior Instrument Reference by which Grantor(s) acquired title: Instrument: 20191119-0119457 in the Recorder's Office, Davidson County, Tennessee.

Signed this 3rd day of March, 2021.

Signature of Grantor (1 of 5):

Aimee Nowling

Aimee Nowling

STATE OF Tennessee, COUNTY OF Robertson, SS:

BE IT REMEMBERED That on this 3 day of March, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Aimee Nowling, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Sheila D Ewing-Agnew

Notary Public

My Commission Expires
March 23, 2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Signature of Grantors (2 and 3 of 5):

Allen Bradshaw

Laurie Bradshaw

STATE OF Tennessee, COUNTY OF Robertson, SS:

BE IT REMEMBERED That on this 3 day of March, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Allen Bradshaw and Laurie Bradshaw, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
March 23, 2021

Signature of Grantors (4 and 5 of 5):

Ron Maturo

Diane Maturo

STATE OF Tennessee, COUNTY OF Robertson, SS:

BE IT REMEMBERED That on this 3 day of March, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ron Maturo and Diane Maturo, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Commission Expires
March 23, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

County Parcel Number: 04108003700
Street address of property: 1199 Old Hickory Boulevard, Nashville, TN 37207

Oath of Consideration

I or we, Aimee Nowling, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 3rd day of March, 2021.

Signatures of Affiant(s):

Aimee Nowling

Sworn and subscribed before me this 3 day of March, 2021.

Sheila D Ewing-Agnew
Notary Public

My Commission Expires
March 23, 2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I,____Erika Olivo_____, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public – California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)