Karen Johnson Davidson County
Batch# 728268 DEEDQC
10/01/2021 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132059

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Tolbert	**Same**	**114-200.02**
(NAME)	(NAME)	
7316 Tolbert Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES SLAUGHTER ("GRANTOR")

HAS/ BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

BRIAN TOLBERT ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON EAST SIDE OF OLD TOLBERT RD. GO FROM A POINT IN THE OLD TOLBERT RD., AND BEING THE SOUTH WEST CORNER OF THE OLD MATTIE SLAUGHTER PROPERTY. AND BEING OF RECORD IN BOOK 1786, PAGE 529, R.O.D.C. TENNESSEE. THENCE WITH MATTIE SLAUGHTER'S SOUTH LINE, SOUTH 84 DEG. EAST 267 FEET TO AN IRON STAKE IN THE WILLIE CUMMINS SOUTH LINE AT THE NORTH WEST CORNER OF A .38 ACRE TRACT OWNED BY THE JACKSON STREET CHURCH OF CHRIST, THE POINT OF BEGINNING; THENCE WITH THE WEST LINE OF SAID TRACT, NORTH 2 DEG. 30' WEST 70 FEET TO A STAKE IN THEIR LINE; THENCE NORTH 87 DEG. 30' WEST 120 FEET TO AN IRON STAKE; THENCE NORTH 2 DEG. 30' EAST 76 FEET TO AN IRON STAKE IN MATTIE SLAUGHTER'S SOUTH LINE; THENCE WITH SAME, SOUTH 34 DEG. EAST STRIKING THE WILLIE CUMMINS LAND AT 90 FEET IN ALL 120 FEET TO THE POINT OF BEGINNING, CONTAINING .21 OF AN ACRE, BEING THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES SLAUGHTER AND BRIAN TOLBERT, BY QUITLAIM DEED FROM JAMES SLAUGHTER, OF RECORD IN INSTRUMENT NO. 20110118-0004674, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **7316 Tolbert Road, Nashville, Tennessee 37209**

Witness our hands this the 29 day of Sep, 2021.

JAMES SLAUGHTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES SLAUGHTER** the within named 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, this the 29th day of September, 2021.

Notary Public

My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

I, Ryan Terrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/29/2021 (date of document).

Affiant Signature

Date 9/29/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024