Karen Johnson Davidson County
Batch# 738778 DEEDQC
10/18/2021 02:00:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139700

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Thomas G. Theilen, III **807 Brooks Avenue** **Madison, TN 37115**	**Thomas G. Theilen, III** **807 Brooks Avenue** **Madison, TN 37115**	**43-5-56** **11D-60200**

THIS INSTRUMENT, made and entered into this 14th day of October, 2021, by and between **Patricia J. Theilen** *("Grantor")*, and **Thomas G. Theilen, III,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **PATRICIA J. THEILEN**, Grantor, conveys and quitclaims all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> BEING the northerly 51 feet of Lot No. 11 and the southerly 25 feet of Lot No. 10 of Block "A" on the Map of Crestview Estates, of record in Book 8443, page 81, Register's Office for said County, described recording to an unregistered survey thereof made by Hal R. Swann, Jr., Surveyor, October 11, 1958.
>
> SAID parts of said lots adjoin and front together 76 feet on the west side of Brooks Avenue and run back 155.7 feet on the north line of part of Lot No. 10 and 156 feet on the south line of part of Lot No. 11, along the north margin of Rossevelt Street, as now located, to a deadline in the rear on which they measure 26 feet.
>
> BEING the same property conveyed to Patricia J. Revier, unmarried, by deed from Cherry Gale Pentecost, N/K/A Cherry Gale Whitt of record in Book 9891, page 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas G. Theilen, III, and wife, Patricia J. Theilen, by Quitclaim Deed from Patricia J. Revier, now Theilen, of record in Deed Book 10132, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 807 Brooks Avenue, Madison, Tennessee 37115.

And now, **PATRICIA J. THEILEN,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* her property interest into **THOMAS G. THEILEN, III.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **PATRICIA J. THEILEN,** has hereunto set her hand on this the 15th day of October 2021.

Patricia J. Theilen
PATRICIA J. THEILEN

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PATRICIA J. THEILEN,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 15th day of October 2021.

Janelli Guillen
NOTARY PUBLIC

JANELLI GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-03-2024

My Commission Expires: 12/03/2024

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: THOMAS G. THEILEN, III

Subscribed and sworn to before me this 14 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 12-17-24

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024