Karen Johnson Davidson County
Batch# 741356 DEEDQC
10/22/2021 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0141807

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Zio Group, Inc 5531 Kentucky Ave. Nashville, TN 37209	New Owner	061-00-0-024.02

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Benjamin G. Maiden and Karen A. Bell, husband and wife, by these presents do hereby quitclaim and convey unto Zio Group, Inc, a Tennessee for-profit corporation, its successors and assigns, all their right, title and interest in and to the following described tract of land:

Land In Davidson County, Tennessee, Beginning in the easterly margin of Ben Allen Road 587 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision of record in Plat Book 547, Page 103, in the Register's Office for Davidson County, Tennessee, running thence North 17 degrees 45 minutes West 50 feet; thence North 72 degrees 15 minutes East 400 feet to Nickens Line; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees West 400 feet to the point of beginning.

Being the same property conveyed to Alexandria S. Hartill, unmarried by Warranty deed from Mark J. Greer, unmarried of record in Instrument No. 20180904-0087086 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on September 04, 2018.

Being the same property,conveyed to Benjamin G. Maiden and Karen A. Bell, husband and wife, by Warranty Deed from Alexandria S. Hartill of record in Instrument No. 20210826-0115605 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 26, 2021.

Being also known as 603 Ben Allen Road Nashville, Tennessee 37216.

STATE OF Ohio
COUNTY OF Franklin

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 12th day of October 2021.

NOTARIAL SEAL
STATE OF OHIO

Affiant

Grace M Clary
Notary Public, State of Ohio
My Commission Expires 12-20-23

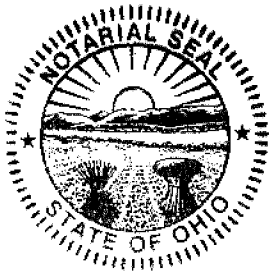
My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of October 2021.

Benjamin G Maiden

Benjamin G. Maiden



Grace M Clary
Notary Public, State of Ohio
My Commission Expires 12-20-23

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin G. Maiden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

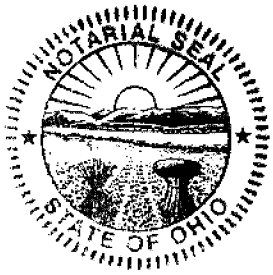
Witness my hand and seal this 12th day of October 2021.

Grace M Clary
Notary Public

My Commission Expires: 12-20-23

Karen A Bell

Karen A. Bell



Grace M Clary
Notary Public, State of Ohio
My Commission Expires 12-20-23

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen A. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of October 2021.

Grace M Clary
Notary Public

My Commission Expires: 12-20-23

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/20/2021 (date of document).

Affiant Signature

10/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025