Karen Johnson Davidson County
Batch# 741356 DEEDQC
10/22/2021 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0141808

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	061-00-0-024.04

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 the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24th 1962 as follows:

Beginning in the easterly margin of Ben Allen Road, 485 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, of record in Book 547, Page 103, in the Register's Office for Davidson County, Tennessee; thence North 17 degrees 45 minutes West 52 feet; thence North 72 degrees 15 minutes East 400 feet to the Nicken's line; thence South 17 degrees 45 minutes East 50 feet; thence South 72 degrees West 400 feet to the beginning.

Being the some property conveyed to Evelyn Morgan Flick, a single woman by Warranty deed from Susan Murphy of record in instrument No. 20170301-0020102 Register's Office for Davidson County, Tennessee, dated February 26, 2017 and recorded on March 1, 2017.

Being the some property conveyed to Benjamin G. Maiden and Karen A. Bell, husband and wife, by Warranty deed from Evelyn Morgan Flick, a single woman, of record in instrument No. 20200717-0078936 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 17, 2020.

This is improved property located at: 607 Ben Allen Road, Nashville, TN 37216.

STATE OF Ohio
COUNTY OF Franklin

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 13th day of October 2021.

My commission expires:
(Affix Seal)

NOTARIAL SEAL STATE OF OHIO

Affiant

Notary Public

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

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.

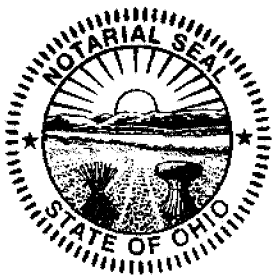
Witness my hand and seal this 12th day of October 2021.

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.

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
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025