Karen Johnson Davidson County
Batch# 741356 DEEDQC
10/22/2021 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0141809

**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<br>5531 Kentucky Ave.<br>Nashville, TN 37209 | New Owner | 061-00-0-022.03 |

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, Andrew F. Jacoby by these presents does hereby quitclaim and convey unto Zio Group, Inc, a Tennessee for-profit corporation, its successors and assigns, all its right, title and interest in and to the following described tract of land:

**A certain tractor parcel of land in Davidson County, Tennessee being described according to a survey made by Stephen A. Draper, Surveyor dated May 24, 1962 as follows:**

**Beginning on the Easterly margin of Ben Allen Road, I499 feet from the Southwest comer of Lot No. 246 of Maplewood Heights, of record in Book 547, Page 103 Register's Office for Davidson County, Tennessee; running thence Northerly 45 feet; thence North 25 degrees 5" East 353 feet; thence South 57 degrees 50" East 70 feet thence South 29 degrees West 353 feet to the beginning.**

**Being the same property conveyed to Caitlin Darnaby, a single female by Warranty deed from Barbara Ambrose, married of record in Instrument No. 20140416-0031657 Register's Office for Davidson County, Tennessee, dated April 10, 20l4 and recorded on April 16, 2014.**

**Being the same property conveyed to Andrew F. Jacoby, a unmarried man, by Warranty deed from Caitlin Darnaby, a unmarried woman, of record in Instrument No. 20170403-0032054 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on April 3, 2017.**

**This is improved property known as 509 Ben Allen Road, Nashville, TN 37216.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6 day of October 2021.

**Andrew F. Jacoby**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew F. Jacoby, 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 6 day of October 2021.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

**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