THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 741356 DEEDQC
10/22/2021 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211022-0141810

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	061-00-0-022.06

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 Frederick 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:

Land situated in Davidson County, Tennessee, being Lot No. 22 in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Stephen A. Draper, Surveyor dated May 24, 1962. less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 967, Register's Office for Davidson County, Tennessee and described as follows:

Beginning in the easterly margin of Ben Allen Road 1364 feet from the corner of Lot 246, in Maplewood Heights, of record in Book 547, page 103, said Register's Office, running thence northwardly 45 feet with the margin of Ben Allen Road; thence N 36 degrees 55 feet E 373 feet to Nicken's Line; thence S 60 degrees E 70 feet; thence S 40 degrees 31 feet W 386 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property which is included in the conveyance to the State of Tennessee for the purpose of widening Ben Allen Road as contained in Deed of record in Book 9224, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gina Dorsel, unmarried by Warranty Deed from Titan Financial Group, LLC of record in Instrument No. 20060908—0111496 Register's Office for Davidson County, Tennessee, dated September 5, 2006 and recorded on September 8, 2006.

Being the same property conveyed to Andrew Frederick Jacoby, unmarried, by Warranty Deed from Gina Dorsel Rude, married, of record in Instrument No. 20190306-0020749, Register's Office for Davidson County, Tennessee, dated March 1, 2019 and recorded on March 6, 2019.

This is improved property known as: 515 Ben Allen Road, Nashville, Tennessee 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:
(Affix Seal) 7/8/25

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 Frederick 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 Frederick 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