Karen Johnson Davidson County
Batch# 793612 DEEDQC
01/20/2022 03:17:20 PM 1 pg
Fees: $12.00 Taxes: $0.00
20220120-0007805

THIS INSTRUMENT PREPARED BY: TINSLEY REALTORS
3639 Nonaville Rd, Mount Juliet, TN 37122

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deed.

Address New Owner(s)
Mickey M. Tinsley
205 Edgewater Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
SAME

Map & Parcel
083-03-0-196.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and and valuable consideration, receipt of which is hereby acknowledged I, **Mickey MacKay Tinsley** ("Grantor") do hereby quitclaim and convey unto **Mickey M. Tinsley and Michael C. Tinsley, as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being parts of Lots 2 and 3 on the Plan of George C. Walter's Second Addition, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated December 3, 1958, as follows:

Beginning at a point in the southerly margin of Rosebank Avenue, the common corners of Lots 3 and 4: thence easterly with the margin of the same, 39 feet to a point; thence southeasterly parallel to and 56.5 feet southwesterly from the main north bound track of the L. & N. Railroad 172.3 feeet, ore or less, to a point on the northerly margin of an alley; thence westerly with the margin of the same, 103 feet to the common rear corner of said two lots, 160 feet to the point of beginning.

Being the same property conveyed to Mickey M. Tinsley and Harry C. Tinsley, Jr., as joint tenants with right of survivorship by Quitclaim Deed, on Oct. 8, 2019, of record in Instrument Number 20191227-0134072, Register's Office for Davidson County, Tennessee. The said Harry C. Tinsley, Jr., having since died on December 28, 2019 leaving his interest to Mickey M. Tinsley by right of survivorship.

Property commonly known as **209 Rosebank Avenue, Nashville, TN 37206**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of January, 2022

X Mickey M. Tinsley
Mickey M. Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of January, 2022, before me, appeared **Mickey M. Tinsley,** to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC
My Commission Expires: 7/18/2023

LISA FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer is $-0-.

X Mickey M. Tinsley
AFFIANT

Subscribed and sworn to before me, this 14 day of January, 2022.

NOTARY PUBLIC My Commission Expires: 7/18/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 , **Affiant**
Subscribed and sworn before me this the
20 Day of JAN , **2022.**
A. Hayes , **Deputy Register**