Karen Johnson Davidson County
Batch# 912769 DEEDQC
09/06/2022 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220906-0099846

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 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 conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Zoltan Tobak Taylor Schmidt 6109 Marrowbone Lake Road Joelton, TN 37080	New Owner	028-00-0-011.00

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 **Mary C. Wallace, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Zoltan Tobak, a single person, and Taylor Schmidt, a single person, as joint tenants with rights of survivorship,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee. Being a part of Lot 11 on the Map of Lands of Henry Floto, as of Record in Book 421, Page 147, Register's Office for said County. Described according to a survey made John M. Sullivan, Civil Engineer. March 5, 1959, as follows:

Beginning at a point in the Center Line of Marrowbone Lake or Lake Louis Road, South 52 degrees East 300 feet plus South 52 degrees 20 minutes East 150 feet from the Northerly corner of the property conveyed to Farris Pemberton and wife, Myrtle D. Pemberton, by Deed from W. H. Farmer and wife Effie Elizabeth Farmer, of record in Book 2741, Page 616, Register's Office for said county; thence with the center line of said road, South 52 degrees 20 minutes East 150 Feet to a point; thence South 45 degrees West 290.5 Feet to a point; thence North 52 degrees West 150 feet to a point; thence North 45 degrees East 290.5 feet to the Point of Beginning.

Being the same property conveyed to Brian Abbott and Peggy E. Abbott, husband and wife by Warranty deed from Kenneth Woods, an unmarried person of record in Instrument No. 20151209-0123868 Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on December 09, 2015.

Being the same property conveyed to Mary C. Wallace, a single person and Zoltan Tobak, a single person, as tenants in common with Rights of Survivorship by Warranty deed from Brian Abbot and Peggy E. Abbot, husband and wife of record in Instrument No. 20210526-0071587 Register's Office for Davidson County, Tennessee, dated May 22, 2021 and recorded on May 26, 2021.

Being also known as 6109 Marrowbone Lake Road, Joelton, TN 37080.0

STATE OF Tennessee
COUNTY OF Davidson

See Attached Certificate

The actual consideration for this transfer is $ 0.00 See Attached Certificate

Subscribed and sworn to before me this the
23 day of August 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

5.5.25

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of August, 2022.

Mary C. Wallace

Mary C. Wallace

STATE OF _____
COUNTY OF See Attached Certificate

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

Witness my hand and seal this the ____ day of _____ 2022.

See Attached Certificate

Notary Public

See Attached Certificate
My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On August 22, 2022 before me, Joseph F Cabral - Notary Public
(insert name and title of the officer)

personally appeared Mary Caroline Wallace,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOSEPH F. CABRAL
COMM. #2365323
Notary Public - California
Ventura County
My Comm. Expires July 13, 2025

Signature _____ (Seal)

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 09/06/2022 ____ (date of document).

Affiant Signature

09/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of September, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025