Karen Johnson Davidson County
Batch# 930697 DEEDQC
10/18/2022 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221018-0113497

This Instrument Prepared By:

Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
TIMOTHY BRIAN MALONE 132 Fern Avenue Nashville, TN 37207	TIMOTHY BRIAN MALONE 132 Fern Avenue Nashville, TN 37207	069-07-0-017.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **TLM HOLDING LLC** ("Grantor"), does hereby quitclaim and convey unto **TIMOTHY BRIAN MALONE** ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to certain property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Said Property is conveyed subject to such limitations, regulations, restrictions and encumbrances as may affect the Property. This instrument is prepared without benefit of title search or abstract and the preparer gives no opinion as to title. The purpose of this document is to unwind the effect of the Quitclaim Deed recorded on January 25, 2022 at Instrument No. 20220125-0009089.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of October, 2022.

GRANTOR:

TLM HOLDING LLC,

Timothy Malone

By: Timothy Malone

Its: Owner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Timothy Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the owner for the within named bargainor/grantor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 17 day of October, 2022.

DANA HILDEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0.00-.

AFFIANT

Subscribed and sworn to before me, this 17th **day of** October**, 2022.**

NOTARY PUBLIC

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being in the 13th formerly the 23rd, Civil District of said County and State, being part of Lot No. 11 on the plan of the partition of the Elias Simpkins Estate, as of record in plan book 2, page 65, Chancery Court at Nashville for said County and a 2.53 acre tract of land lying east of and adjacent to said Lot No. 11 described together as follows: Beginning at a point on the easterly margin of the Hydes Ferry Pike or State Highway No. 12, 5.8 feet northerly from the southwest corner of a part of Lot No. 11 conveyed to Estelle E. Bess by Henry Jones and wife, by deed of record in Book 1295, page 294, Register's Office for said County; thence north 42 deg. 45' east 143.4 feet to an iron pin; thence north 38 deg. 45' west 151.6 feet to an iron pin; thence south 42 deg. 45' west 19.5 feet to an iron pin, the southeast corner of a part of Lot No. 11 conveyed to Lewis J. Daniels and wife, by John G. Glaus and wife, by deed of record in Book _____, Page _____, said Register's Office; thence with the eastern boundary line of said Daniels' property, north 39 deg. 45' west 103 feet to an iron pin, the southeast corner of the property conveyed to C.D. Taylor and wife, by Andy J. Glaus and wife, by deed of record in Book 2045, Page 523, said Register's Office; thence with the eastern boundary line of said Taylor property north 36 deg. 30' west 138 feet to an old iron pin, the southeast corner of the property conveyed to Oliver W. Davenport and wife, by Gilbert E. Martin and wife, by deed of record in Book 2019, Page 25, said Register's Office; north 41 deg. West 206 feet to an old iron pin, Davenport's northeast corner; thence north 36 deg. 30' west 350 feet, more or less, to the center of White's Creek; thence with the center of said Creek north 39 deg. East 90 feet; thence south 39 deg. 45' east 990 feet, more or less, to the northerly margin of a 50 foot unnamed roadway; thence with said margin south 41 deg. 15' west 227 .8 feet to an iron pin on the easterly margin of said Hydes Ferry Pike; thence with said margin north 47 deg. 30' west 55.8 feet to the beginning. The above legal description is the same as the previous deed of record.

This being the same property conveyed from a parcel of land conveyed to **TLM HOLDING LLC** by Quitclaim Deed from **TIMOTHY BRIAN MALONE and LAKESHA BALDWIN MALONE.** The said Quitclaim Deed is of record as Instrument No. 20220125-0009089 in the Register's Office of Davidson County, Tennessee, to which a reference is hereby made.

The property transferred hereby is identified as the improved property known as:

4208 Ashland City Highway, Nashville, Davidson County, Tennessee 37208.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-17-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-17-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM