This instrument prepared by:
(And return to)
Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 975579 DEEDQC
03/01/2023 01:11:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230301-0014628

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lori Toth 6489 Clarksville Pike Joelton, TN 37080	Same	21-00-398

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

WHEREAS, Steve Toth has deceased on the 26th day of August, 2020, intestate, being survived by his wife, Lori Toth.

WHEREAS, Lori Toth desires to update the deed and county tax records, reflecting her name as owner for tax purposes.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lori Toth,** widowed and unmarried (the "Grantor"), by these presents does transfer and convey unto the said **Lori Toth** (the "Grantee"), her successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Beginning at an iron pin found at the northeast corner of the Earl L. Mayo property as recorded in Deed Book 10063, Page 956, RODCT, said point being in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 degrees 56' 14" E a distance of 168.50' to an iron pin set at the northwest corner of resubdivided Tract 1B; thence along the west line of resubdivided Tract 1B S 14 degrees 35' 30" W a distance of 893.07' to an iron pin set; thence along a north line of resubdivided Tract 1B N 71 degrees 36' 32" W a distance of 402.46' to an iron pin set in the east line of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, RODCT; thence along the east line of Gunter N 06 degrees 51' 46" E a distance of 280.29' to an iron pin found at the southwest corner of the aforedescribed Earl L. Mayo property; thence along the south line of Mayo S 71 degrees 36' 32" E a distance of 272.05' to an iron pin found at the southeast corner of Mayo; thence along the east line of Mayo N 14 degrees 31' 40" E a distance of 605.13' to the point of beginning, containing 5.02 acres, more or less.

Tract 1A includes a 30' wide ingress/egress easement, the centerline of said ingress/egress easement being described as follows: Beginning at a point in the east line of Tract 1A, said point being N 14 degrees 35' 30" E a distance of 98.00' from the southeast corner of Tract 1A; thence S 85 degrees 50' 00" W a distance of 45.00' to a point; thence N 71 degrees 36' 00" W a distance of 100.00' to a point; thence S 43 degrees 37' 14" W a distance of 89.03' to a point in the south line of Tract 1A, said point being N 71 degrees 36' 32" W a distance of 186.00' from the southeast corner of Tract 1A.

Being the same property conveyed to Steve Toth and wife, Lori Toth by deed from Jeffrey Richfield and Jodi S. Richfield of record in Instrument No. 20010706-0072232, Register's Office for Davidson County, Tennessee. Steve Toth having since deceased on August 26th, 2020, intestate. Steve Toth is survived by his wife, Lori Toth. Heirship Affidavit of record in Instrument No. 20230301-0014626 & 20230301-0014627 Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This conveyance is subject to restrictions of record in Book 11015, Page 335, Register's Office for Davidson County, Tennessee. This conveyance is subject to easements of record in Book 11015, Page 335, Book 1339, Page 505, Book 1357, Page 399, Book 1373, Page 9, Book 4054, Page 747, and Book 8841, Page 452, Register's Office for Davidson County, Tennessee.

Being also known as: **6489 Clarksville Pike, Joelton, Tennessee 37080**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 5th day of January, 2023.

Lori Toth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lori Toth**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 2023.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 5th day of January, 2023.

NOTARY PUBLIC

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires: _____