QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 983394 DEEDQC
03/22/2023 11:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230322-0020787

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23593785

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Chad T. Oakley and Vicky Jean Oakley**
Address of New Owner(s): **649 Tobylynn Drive, Nashville, TN 37211-5930**
73041302-8509168
Property ID NUMBER: 161 06 0 196.00

THIS INDENTURE, made and entered into this 16 day of March, 2023, by and between **Chad T. Oakley and Vicky Jean Oakley, who reserved a life estate,** party of the first part, and **Chad T. Oakley and Vicky Jean Oakley, as Joint Tenants with Rights of Survivorship and not as tenants in common,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 184 ON THE PLAN OF HUNTINGTON PARK, SECTION TWO, OF RECORD IN BOOK 4175, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.

For Information Purposes Only:

Being the same property conveyed to Chad T. Oakley, by deed dated September 28, 2021 of record in Deed Instrument/Case No. 20210930-0131714, in the County Clerk's Office.

TMS: 161 06 0 196.00

Property Address: 649 Tobylynn Drive, Nashville, TN 37211-5930

This conveyance is subject to 2023 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73041302 QC101 01 0106

WITNESS the signature of the said party of the first part the day and year first above written.

Chad T. Oakley

Chad T. Oakley

Vicky Jean Oakley

Vicky Jean Oakley

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 16 day of March, 2023, before me personally appeared **Chad T. Oakley and Vicky Jean Oakley,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 16 day of March. 2023

Signature of Notary Public

My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73041302 QC101 01 0106

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – (5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;**

Chad T. Oakley

Chad T. Oakley

Vicky Jean Oakley

Vicky Jean Oakley

Subscribed and sworn to before me this 16 day of March 2023.

Notary Public Signature

My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 73041302 QC101 01 0106

Tennessee Certification of Electronic Document

I, Sam Rider, 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 3/16/2023 (date of document).

Affiant Signature

Mar 20, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 20 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE