Karen Johnson Davidson County
Batch# 1042837 DEEDQC
08/25/2023 11:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230825-0066579

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledge, Mark Tankersley, a single man and Steven J. Bolton f/k/a Jeff Tankersley, a single man "the Grantors," convey and quitclaim unto Steven Bolton and Kelsee Bolton, a married couple, "Grantees," the following described real estate in Davidson County, Tennessee:

Parcel 1.

SITUATED within the 11th Council District of Davidson County, Tennessee, being part of Lot 263 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, TN and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod (RLS 100) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to ACS Insulation, Inc.(DB-20000829 0085331);

Thence with the southwest right of way line of Keeton Avenue, South 24 Degrees 41 Minutes 57 Seconds East, a distance of 50.00 feet to a point;

Thence leaving the southwest right of way line of Keeton Avenue, South 71 Degrees 22 Minutes 04 Seconds West, a distance of 88.88 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Travis Austin Tolin (DB-20180529 0050665);

Thence with the line of Tolin, North 77 Degrees 31 Minutes 59 Seconds West, a distance of 14.00 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to 208 Rayon Drive LLC (DB-20210930 0131886);

Thence leaving the line of Tolin and with the line of 208 Rayon Drive LLC, North 20 Degrees 15 Minutes 33 Seconds West, a distance of 25.00 feet to a 1" iron pipe marking a common corner of property now or formerly belonging to McLain Industries, Inc. (DB-20221220 0131273);

Thence leaving the line of 208 Rayon Drive LLC and with the line of McLain Industries, Inc., North 60 Degrees 53 Minutes 15 Seconds East, a distance of 49.08 feet to a 5/8" iron rod marking a common corner of property now or formerly belonging to ACS Insulation, Inc. (DB-20000829 0085331);

Thence leaving the line of McLain Industries, Inc., and with the line of ACS Insulation, Inc., North 61 Degrees 14 Minutes 56 Seconds East, a distance of 48.78 feet to the POINT OF BEGINNING and containing 4,027 sf or 0.092 acres more or less.

Being the same property conveyed to Mary F. Tankersley, by Quit Claim Deed of record at 20041217-0150319, in the Register's Office of Davidson County, Tennessee. Mary Frances Tankersley died intestate in Davidson County on or about March 14, 2013, survived by the Grantor herein, as established by Affidavits of Heirship being recorded simultaneously herewith.

The subject property has not been used as a residence by the Grantors and is not subject to any marital rights of the spouse of the Grantors.

Property Address: 100 Keeton Avenue Old Hickory, TN 37138

Tax Parcel No. 044-05-0-206

Parcel 2.

SITUATED within the 11th Council District of Davidson County, Tennessee, being all of Lot 264 on the Map of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, TN and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron rod (TN 1838) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to O.I.C. Rayon City Townhomes (MA-20071120 0136013);

Thence with the line of O.I.C. Rayon City Townhomes, North 76 Degrees 39 Minutes 05 Seconds West, a distance of 25.20 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Baugher Homes 105, LLC (QC-20170110 0002738);

Thence leaving the line of O.I.C. Rayon City Townhomes and with the line of Baugher Homes 105, LLC and continuing with the line of Travis Austin Tolin (DB-20180529 0050665), North 77 Degrees 31 Minutes 59 Seconds West, a distance of 86.00 feet to an iron rod (CES);

Thence leaving the line of Tolin, North 71 Degrees 22 Minutes 04 Seconds East, a distance of 88.88 feet to a point on the southwest right of way line of Keeton Avenue;

Thence with the southwest right of way line of Keeton Avenue, South 24 Degrees 41 Minutes 57 Seconds East, a distance of 58.09 feet to the POINT OF BEGINNING and containing 2,550 sf or 0.059 acres more or less.

Being the same property conveyed to Mary F. Tankersley, by Quit Claim Deed of record at 200412170150320, in the Register's Office of Davidson County, Tennessee. Mary Frances Tankersley died intestate in Davidson County on or about March 14, 2013, survived by the Grantor herein, as established by Affidavits of Heirship being recorded simultaneously herewith.202308250066578

The subject property has not been used as a residence by the Grantors and is not subject to any marital rights of the spouse of the Grantors.

Property Address: 102 Keeton Avenue Old Hickory, TN 37138

Tax Parcel No. 044-05-0-207

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 22nd day of August, 2023.

Mark Tankersley

Steven J. Bolton

Steven J. Bolton f/k/a Jeff Tankersley

STATE OF TN)

COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for said State and County, Mark Tankersley and Steven J. Bolton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of August, 2023.

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 5/16/27

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Steven J Bolton
Affiant

Subscribed and sworn to before me the 22nd day of August, 2023.

Notary Public
My commission expires: 5/16/27

Property Owner and Mail Tax Bills to:
Steven and Kelsee Bolton
100 Keeton Avenue
Old Hickory, TN 37138

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Prepared By and Return to:
Local Title, LLC
2657 Appling Rd, Suite 103
Memphis, TN 38133

LOCAL
TITLE & CLOSING SERVICES

I, April McDowell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original documented, executed and authenticated according to law.

Certification date of the attached documents tendered for registration herewith shall be the date of submission to the register of deeds office.

April McDowell

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally, appeared before me, the undersigned a notary public for the county and state, April McDowell, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-25

GRACIE ROSE PETTIT
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-22-2025