Karen Johnson Davidson County
Batch# 1042928 DEEDQC
08/25/2023 02:38:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066692

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QUITCLAIM DEED

Property Owner: Philip Zimmerman

Parcel Identification No: 08309016200

Prepared By: Philip Zimmerman
1306 Woodland Street Nashville, Tennessee 37206

After Recording, Return Deed To: Philip Zimmerman
1306 Woodland Street Nashville, Tennessee 37206

Mail All Real Estate Tax Statements To: Philip Zimmerman
1306 Woodland Street Nashville, Tennessee 37206

State of Tennessee
Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Philip Zimmerman and Gretchen Selcke, a divorced couple, residing at 1306 Woodland Street, Nashville, Tennessee, 37206.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Philip Zimmerman, a single individual, residing at 1306 Woodland Street, Nashville, Tennessee, 37206 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Part of lots 3, 4, and 5, on the Plan of E.S. Priest Subdivision of part of East Edgefield Addition, of record in Book 161, Page 43, Register's Office for Davidson County Tennessee. Beginning on the Southerly margin of Woodland St., formerly Lindsley Ave., at a point 3 feet West of the Northeast corner of Lot No. 4 of said

Subdivision, and running thence Westwardly, with the Southerly margin of said Woodland St., 50 feet to a point 2 ½ feet West of the Northwest corner of said Lot No. 4; thence in straight line, Southwardly 200-1/6 feet, more or less, to the Northerly marin of an alley at a point 4 feet East of the Southwest corner of the said Lot No. 4; thence with the Northerly margin of said alley, Eastwardly 50 feet to a point 4 feet East of the Southeast corner of said Lot No. 4; thence in a straight line, Northwardly 206 feet 11 inches, more or less to the beginning.

Being the same property conveyed to Philip K. Zimmerman and Gretchen S. Zimmerman, husband and wife by deed from Brendoug Properties, LLC, a Tennessee limited liability company, of record in Document Number 20101014-0082486, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1306 Woodland Street, Nashville, Tennessee, 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control. This is improved property, known as 1306 Woodland Street, Nashville, Tennessee, 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of August 21, 2023.

Grantor's Signature Philip P. Zimmerman Date: August 21, 2023
Print Name: Philip Zimmerman
Address: 1306 Woodland Street, Nashville, Tennessee, 37206

Grantor's Signature Gretchen S Selcke Date: August 21, 2023
Print Name: Gretchen Selcke
Address: 1306 Woodland Street, Nashville, Tennessee, 37206

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Gretchen Linnemeyer whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of August, 2023.

Darlene Keith (SEAL)
Notary Public

My Commission Expires: 1/29/25

DARLENE KEITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature Phillip Gretchen Linnemeyer

State of Tennessee

County of Davidson

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

Darlene Keith (SEAL)
Notary Public 1/29/25

DARLENE KEITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY