QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Subscribed and sworn to me on 09/05/2023.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leon Francis Holliman and Joshua Heath Holliman 241 Aurora Avenue Madison, TN 37115	PrimeLending 18111 Preston Road Suite 900 Dallas, TX 75252	034-14-0-027.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that LEON FRANCIS HOLLIMAN, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto LEON FRANCIS HOLLIMAN and JOSHUA HEATH HOLLIMAN, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> A parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot 34 of the Elmore Hill Subdivision of Edgemeads Farms as recorded in Book 547, pages 89 and 90 in the Register's Office for Davidson County, Tennessee, and more particularly as shown by a survey of Barge, Waggoner, and Sumner, engineers, dated November 16, 1961, and described as follows: beginning at an iron pin, said pin being in the northerly margin of proposed Aurora Avenue and the common line between Lots 33 and 34 of the Subdivision of Edgemeads Farms; thence North 7 degrees 48 minutes West 164.03 feet with the common fence line between Lots 33 and 34 to an iron pin; thence North 89 degrees 06 minutes East 172.49 feet with an existing fence to an iron pin; thence South 4 degrees 23 minutes East 126.78 feet with an existing fence to an iron pin in the northerly margin of proposed Aurora Avenue; thence westerly with the northerly margin of proposed Aurora Avenue 166.16 feet around a curve to the right of radius 350.00 feet having a central angle of 27 degrees 12 minutes to the point of beginning containing 0.65 acres, more or less.
>
> Being the same property conveyed to Pamela Joy Holliman and Leon Francis Holliman, wife and husband, from Robert Braswell dated December 30, 2010, and recorded January 7, 2011, of record in Instrument No. 20110107-0002187, Register's Office for Davidson County, Tennessee. Pamela Joy Holliman has since died.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 241 Aurora Avenue, Madison, TN 37115.

WITNESS my hand on 09/15/2023.

Leon Francis Holliman

Leon Francis Holliman

Karen Johnson Davidson County
Batch# 1051275 DEEDQC
09/18/2023 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230918-0073211

202309180073211

STATE OF TN

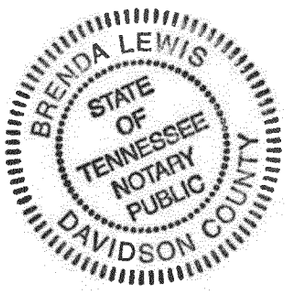
COUNTY OF Davidson

On Sept. 15, 2023, before me personally appeared **Leon Francis Holliman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Sept. 15, 2023.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 9/15/23.

John Cobb Rochford

9/15/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 9/15/23.

Brooke Sobo

My commission expires: 9/8/25

