Karen Johnson Davidson County
Batch# 1062553 DEEDQC
10/18/2023 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231018-0081820

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address New Owner(s)	Send Tax Bills To:	Instrument Number
Marcie Van Mol 4106 Sneed Road Nashville, TN 37215	Same	116150111100 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of terminating a tenancy by the entirety in and to the undermentioned property pursuant to the provisions of T.C.A. § 66-1-110, DEREK VAN MOL by these presents does hereby quitclaim, and by these presents transfer and convey unto MARCIE ALLEN VAN MOL, her heirs and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 416 Royal Oaks Drive, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 17th day of October, 2023.

DEREK VAN MOL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DEREK VAN MOL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of October, 2023.

MARIAH HOPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-20-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 17th day of October, 2023.

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Notary Public
My Commission Expires: 7-6-26

EXHIBIT A

Land lying in Davidson County, Tennessee and being part of the south part of Lot 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract of record in Plat Book 421, Page I 02, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pipe in the east right of way of Royal Oaks Drive, said point being Matthew C. Lonergon's northwest corner, as of record in Deed Book 8833, Page 374, R.O.D.C. TN., said point also being the southwest corner of the herein described tract, thence with said right of way North 03°15'02" West 40.00 feet to a point; thence continuing with said right of way and with a curve to the right, said curve having a radius of 59.76 feet, an arc length of 19.82 feet and a chord bearing and distance of North 06°14'58" East I 9.73 feet to a point; thence with a curve to the left, said curve having a radius of30.00 feet, an arc length of27.32 feet and a chord bearing and distance of North I 0°20' 19" West 26.39 feet to a point; thence North 03°15'02" West 7.05 feet to an iron pin at James Perry Fields' southwest corner, as of record in Deed Book 5335, Page 467, R.O.D.C., TN., said point also being the northwest corner of the herein described tract: thence leaving said right of way and with Fields' south line, passing an iron pin at 11.07 feet, North 86"29'57" East in all a total distance of229.23 feet to a point in the original property line between Lot 48 and Lot 51, said point also being the northeast corner of the herein descibed tract; thence with said original property line South 03°06'05" East 95.87 feet to an iron pin, said point being Matthew Lonergon's northeast corner and the northwest corner of Clara Womack, as of record in Instrument No. 20071005-0119355, R.O.D.C., TN., said point also being the southeast corner of the herein described tract; thence with Lonergon's north line South 87°18'44" West, passing an iron pin at 217.99 feet, in all a total distance of228.99 feet to the point of beginning and containing 0.49 acres, more or less..

Being the same property conveyed to Marcie Van Mol and Derek Van Mol, wife and husband, by quitclaim deed from Marcie Van Mol and Derek Van Mol, wife and husband, of record at Instrument Number 20141103-0101120, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 October 17, 2023.

Date: October 18, 2023

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On October 18, 2023, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24