Karen Johnson Davidson County
Batch# 1064059 DEEDQC
10/23/2023 02:57 13 PM 3 pgs
Fees $17.00 Taxes. $0 00

20231023-0082985

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Realty Title & Escrow Co., Inc
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

File No.: 04-NSH23-05553

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Peggy Jean Tosh, et al 3336 Goodland Road Nashville, TN 37211	New Owners	133 07 0 138.00

THIS INDENTURE made this 17th day of February 2023 between, Peggy Jean Tosh, a widow, First Party, and Brenda Tosh Sullivan, Teresa Lynn Michaelson, and Pamela Dianne Birkner, Second Party

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, do hereby convey and quitclaim unto said party of the second part, all my right, title and interest in and to the following described premises, to wit:

See attached Exhibit "A" incorporated herein by reference

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 17 day of February, 2023

Peggy Jean Tosh

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Jean Tosh, a widow, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed

Witness my hand and official seal this 17 day of February 2023

Notary Public

My Commission Expires 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration of this transfer is $0 00

Affiant

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

Notary Public

My Commission Expires 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 66 on the Plan of Section 1, Glencoe Acres of record in Plat Book 1835, Page 136, 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Rupert Tosh and wife, Dorothy Tosh by Warranty deed from Edward D Pitts and wife, Frances Ann Pitts of record in Book 3400, page 345, Register's Office for Davidson County, Tennessee, dated June 8, 1962 and recorded on June 13, 1962

Dorothy Tosh died on or about November 1, 1984, leaving Rupert Tosh as the surviving tenant by the entirety

Rupert Tosh died on or about January 1, 1994, his estate being administered through Davidson County Probate Court, Docket No 94P47 Last Will and Testament of Rupert Tosh being recorded in Will Book 188, page 318 in Probate Court and also recorded in Book 9862, page 621, in the Register's Office for Davidson County, Tennessee Subject property being devised to the three children of Rupert Tosh, Brenda, Lynn and Dianne with a Life Estate reserved for his wife, Peggy Jean Tosh Brenda a/k/ Brenda Tosh Sullivan, Lynn a/k/a Teresa Lynn MIchaelson, and Dianne a/k/a Pamela Dianne Birkner

Being the same property conveyed to Brenda Tosh Sullivan, married, Teresa Lynn Michaelson, unmarried, Pamela Dianne Birkner, married by Quitclaim Deed from Peggy Jean Tosh, a widow, dated February 17, 2023, instrument number _____, Register's Office for Davidson County, Tennessee

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record