QUITCLAIM DEED

Karen Johnson
Batch # 1114021
03/22/2024 11:20:11 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240322-0020059

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-QCD-24-612B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George Alexander Tolbert	**New Owner**	**091-09-4X-002.00-CO**
(NAME)	(NAME)	
4501 Nebraska Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ERIN TOLBERT ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

GEORGE ALEXANDER TOLBERT ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RESIDENCES AT 612 EASTBORO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20210903-0118955 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", 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 A PORTION OF THE SAME PROPERTY CONVEYED TO ERIN TOLBERT, A MARRIED WOMAN BY WARRANTY DEED FROM JOSEPH B. WALKER, CANDANCE M. HOOKER, LYDIA N. HOOKER, EMMY HOOKER, INGE K. HOOKER, ANNA F. HOOKER, HOUSTON H. HOOKER, MICHAEL HOOKER AND GEORGE HOOKER, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF TONI J. ROTHFUSS OF RECORD IN INSTRUMENT NO. 20201209-0143361 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2020 AND RECORDED ON DECEMBER 09, 2020.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **612 B Eastboro Drive, Nashville, TN, 37209.**

Witness our hands this the 20 day of March, 2024.

ERIN TOLBERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIN TOLBERT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 20 day of March, 2024.

Notary Public

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/06/2025
DAVIDSON COUNTY