QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1127716 DEEDQC
04/26/2024 10:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240426-0030302

AJ-QCD-24-4603

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(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)
Peter Jacob Teselsky and Morgan Green	**Churchill Mortgage**	**02800005300**
(NAME)	(NAME)	
4603 Grays Point Road	**1749 Mallory Lane, #100**	
(ADDRESS)	(ADDRESS)	
Joelton, TN, 37080	**Brentwood, TN, 37027**	
(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,

PETER JACOB TESELSKY ("GRANTOR")

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

PETER JACOB TESELSKY AND MORGAN GREEN, AS TENANTS IN COMMON ("GRANTEE")

THEIR 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:

BEING A TRACT OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE, AND PORTIONS OF THAT PROPERTY CONVEYED TO WILLIAM YEARWOOD DB-20171108 0115250 AND QCD- 20220111 0003181 R.O.D.C.T. AND MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095 DATED 04/05/21 AS FOLLOWS:

BEGINNING AT A NEW P.K. NAIL IN THE CENTER OF GRAYS POINT ROAD, SAID P.K. BEING THE MOST NORTHWEST CORNER OF THE PARENT PARCEL, AND BEING THE MOST NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH CENTER OF GRAYS POINT ROAD FOR THE NEXT 2 CALLS: S 84°06'16"E 125.94 FEET TO A POINT; THENCE S 81°58'18"E 136.79 FEET TO A SET P.K. NAIL, SAID P.K. NAIL BEING A COMMON CORNER TO POPE MAP 28, PCL 74.00 T.A.O.D.C.T.; THENCE NOW LEAVING THE CENTER OF THE ROAD WITH SAID POPE PASSING THROUGH AN IRON PIPE S 09°34'31"W 25.00 FEET CONTINUING 828.82 FEET TO AN EXISTING IRON PIN, SAID PIN BEING A COMMON CORNER TO TRACT 2 OF THE SAME SURVEY; THENCE NOW LEAVING SAID POPE WITH TRACT 2 N 40°14'23"W 661.59 FEET TO AN EXISTING IRON PIN, SAID PIN BEING A COMMON CORNER TO SAID CLOUSE (MAP 28, PARCEL 54.00); THENCE WITH SAID CLOUSE FOR THE NEXT 2 CALLS: N 88°25'55"E 247.03 FEET TO AN EXISTING IRON PIN; THENCE N 09°40'52"E 342.40 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES.

BEING THE SAME PROPERTY CONVEYED TO PETER JACOB TESELSKY, AN UNMARRIED MAN BY WARRANTY DEED FROM WILLIAM I. YEARWOOD AND KELLEY M. YEARWOOD, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20240404-0024086, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **4603 Grays Point Road, Joelton, TN, 37080.**

Witness my hand this the 24 day of APRIL, 2024.

PETER JACOB TESELSKY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER JACOB TESELSKY**, 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 24 day of APRIL, 2024.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON