Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Chad Richard Folk **Gina Lynn Folk** **4335 Sneed Road** **Nashville, TN 37215**	**117 13 0Q 001.00**	**Same**

Karen Johnson
Batch # 1133794
05/13/2024 08:17:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240513-0034759

This instrument prepared by: Carter Shelton Jones
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **JOSEPH GLYNN** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **CHAD RICHARD FOLK and GINA LYNN FOLK, as tenants in common,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A (the "Property").

This is improved property known as **2418 Abbott Martin Road, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 24 day of January, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7.7.25

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 24 day of January, 2024.

Joseph Glynn

Joseph Glynn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24 day of JAN., 2024.

Notary Public
My Commission Expires: 1/11/2026

ERIA M. CLAYTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Woodmont Estates #2 of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

The last deed of record inadvertently referred to the plat being of record in Book 1130, page 49, Register's Office for said County. The correct recording is Book 1130, page 99, said Register's Office.

Being the same property conveyed to Joseph Glynn and Wife, Jackie W. Glynn by deed of record as Instrument Number 20080507-0047125, Register's Office for Davidson County, Tennessee. Jackie W. Glynn having since died on January 1, 2024.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 1130, Page 49, said Register's Office; and (b) easements of record in Book 3913, page 996, said Register's Office.