Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson
Batch # 1160571
07/22/2024 02:34:34 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20240722-0054840

ERIC TOLINE, ET UX

TO: WARRANTY DEED

ERIC COLEMAN TOLINE and SHEENA MATHEW TOLINE, Trustees of the TOLINE FAMILY REVOCABLE TRUST dated July 19, 2024

THIS DEED OF REALTY, executed as of the 19th day of July, 2024, by and between, ERIC TOLINE and SHEENA TOLINE, husband and wife, ("Grantors"), and ERIC COLEMAN TOLINE and SHEENA MATHEW TOLINE, Trustees of the TOLINE FAMILY REVOCABLE TRUST dated July 19, 2024, and any amendments thereto, ("Grantees"),

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to its successors and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

PARCEL I:

Land in Davidson County, Tennessee, being Unit 4006 on the Plan of Cambridge Place West Condominiums, as established under Exhibit "C" of Master Deed of record in Instrument No. 20070201-0013230, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is made for a more complete and accurate description of said unit.

Being the same property conveyed to Eric Toline and Sheena Toline, husband and wife, by Warranty Deed from Hamzah Whatley and Katherine Whatley, husband and wife, dated April 19, 2022, and recorded April 28, 2022, of record in Instrument No. 20220428-0049241, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cambridge Place West of record in Instrument Number 20070201-0013230, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Place West Homeowner's Association, Inc, of record in Instrument Number 20070119-0007990, in the Register's Office for Davidson County, Tennessee.
- By-Laws of the Cambridge Place West Homeowners Association, Inc. attached as Exhibit "B" in the Master Deed for Cambridge Place West of record in Instrument Number 20070201-0013230, in the Register's Office for Davidson County, Tennessee,
- Attorney's Certificate of record in Instrument Number 20070201-0013231, in the Register's Office for Davidson County, Tennessee.
- Title to that portion of the premises embraced within the bounds of Mockingbird Road (now closed).
- Amendment to Master Deed for Cambridge Place West a Horizontal Property Regime of record in Instrument Number 20201228-0153690 and Affidavit recorded in 20201228-0153691, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

PARCEL II:

Land in Davidson County, Tennessee. being the easterly part of Lot No. 465 on the Map of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 465 fronts 65 feet on the southerly side of Westbrook Avenue and runs back 258 feet on the easterly line and 238 feet, more or less, on the westerly line to an alley, measuring 24.6 feet thereon.

Being the same property conveyed to Sheena Toline and Eric Toline, wife and husband, by Warranty Deed from Render Ventures, LLC, dated December 22, 2020, and recorded December 28, 2020, of record in Instrument No. 20201228-0153720, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to its successors and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

ERIC TOLINE Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ERIC TOLINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of July, 2024.

My Commission Expires:

March 8, 2028.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

SHEENA TOLINE Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHEENA TOLINE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of July, 2024.

My Commission Expires:

March 9, 2028.

RACHEL REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2028

Notary Public

Property Owners Name
And Mailing Address:

Eric Coleman Toline and
Sheena Mathew Toline, Trustees of the
Toline Family Revocable Trust
3605 Westbrook Avenue
Nashville, TN 37205

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Addresses:

Parcel I:
4006 Cambridge Avenue
Nashville, TN 37205

Map and Parcel Nos.:

103 08 0F 002.00

Parcel II:
3605 Westbrook Avenue
Nashville, TN 37205

104 05 0 247.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).