Karen Johnson Davidson County
Batch# 1181364 DEEDQC
09/13/2024 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070768

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, September 13, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027

New Owner Address:
Jim Conner Tolley
2733 Rosedale Place
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
118-03-0 116.00

QUITCLAIM DEED

Jim Conner Tolley ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Jim Conner Tolley and Natalie Tolley**, husband and wife, as tenants by the entirety (collectively "Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Natalie Tolley**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 13, 2024**.

Jim Conner Tolley

Natalie Tolley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jim Conner Tolley and Natalie Tolley**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 13, 2024.

Notary Public

My Commission Expires:

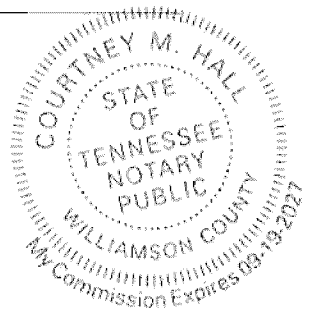


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Rosedale Place, Phase Two, of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jim Conner Tolley from Leta Frances McKelvey by deed of record in Instrument No. 20121217-0116179, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2733 Rosedale Place, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2024.

Affiant Signature

9/13/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 13, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027