Karen Johnson
Batch # 1440538
06/30/2026 12:11:42 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260630-0059021

PREPARED BY:
Tim Tolari
PO BOX 341
Arrington , Tennessee
37014

RETURN DEED AND MAIL TAX STATEMENTS TO:
Tyler Balikes
8552 Cub Creek Road
Nashville , Tennessee
37209

PARCEL ID NUMBER:
077-0000-7900

Blank Space Above Line Reserved For Recorder's Use

TENNESSEE QUITCLAIM DEED

COVER PAGE

DATE: June 27 2026
PROPERTY ADDRESS: 8552 Cub Creek Rd lot #2, Nashville, Tennessee, 37209
GRANTOR: Tyshae Tolari

TENNESSEE QUITCLAIM DEED

(Pursuant to Tenn. Code § 66-5-103(2))

State of Tennessee

County of Davidson

THIS QUITCLAIM DEED, dated June 29 , is made by and between the Grantor, identified as follows:

Name: **Tyshae Tolari**
Address: 8552 Cub Creek Rd, Nashville, Tennessee, 37209
Marital Status: Married

AND the Grantee, identified as follows:

Name: **Tyler Balikes** - TAX Bill Sent to.
Address: 8552 Cub Creek Rd, Nashville, Tennessee, 37209
Marital Status: Married

Legal description of the property:

See Attached — See Attached

Commonly known as: 8552 Cub Creek Rd lot #2, Nashville, Tennessee, 37209.

Parcel identification number: 077-0000-7900

$10.00

WITNESSETH, that Grantor, for and in consideration of the price and sum of ~~$269,900.00~~ and other good and valuable consideration paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, does quitclaim to the Grantee all of Grantor's right, title, interest, and claim in or to the above-described property.

TOGETHER with all and singular the rights and appurtenances thereto in any wise belonging.

~~**TO HAVE AND TO HOLD** the aforesaid property unto the Grantee, and the heirs, successors, and assigns of Grantee, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof.~~ TT.

Source of title - 20240513-0035082

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature: _____

Print Name: Tyshae Tolari

Spousal Acknowledgment: (*If the Grantor's spouse must sign this instrument, the Grantor's spouse may sign and execute on the below fields.*)

I, the undersigned, spouse of _____, in accordance with this Deed, and in consideration of good and valuable consideration, do hereby waive all my rights in and to the above-described real property, including any rights of dower, homestead, curtesy, community property, and any other applicable right, title, or interest.

Spouse Signature: _____

Spouse Print Name: _____

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)

) ss.

County of Williamson)

On this 29th day of June, 2026, before me, Niray Patel, personally appeared, Tyshae Tolani Timothy Tolani, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Quitclaim Deed instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Niray Patel (SEAL)
Notary Signature

Niray Patel
Notary Printed Name

My Commission Expires: 03/24/2027

NIRAV PATEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2027

OATH OF CONSIDERATION: (*Pursuant to Tenn. Code § 67-4-409(a)(1)(F)(i)*)

State of Tennessee
County of Williamson

EXHIBIT A
LEGAL DESCRIPTION

Beginning at an iron pin in the Southwest corner of the Paul Miller Tract of record in Book 8895, Page 188, said iron pin in the Northern right-of-way of Cub Creek Road; thence with said right-of-way, South 54 degrees 32 minutes 18 seconds West 490.05 feet to the point of beginning; thence continuing on the same bearing, 71.99 feet to an iron pin; thence leaving said right-of-way, North 59 degrees 03 minutes 07 seconds 287.87 feet to an iron pin; thence North 47 degrees 13 minutes 43 seconds West 203.07 feet to an iron pin; thence North 34 degrees 47 seconds West 939.96 feet to an iron pin; thence North 81 degrees 58 minutes 34 seconds East 245.09 feet to an iron pin; thence South 36 degrees 28 minutes 48 seconds East 747.42 feet to an iron pin; thence South 60 degrees 14 minutes 55 seconds East 349.87 feet to the point of beginning.

Being the same property conveyed to Mark S. Elliott, and his Successor in Trust as Trustee of the Mark S. Elliott Revocable Trust, dated May 02, 2023, by Quit Claim Deed from Mark S. Elliott, of record in Instrument No. 20230510-0034687, in the Register's Office of Davidson County, Tennessee, dated May 02, 2023 and recorded on May 10, 2023.

Being the same property conveyed to Mark S. Elliott, by Quit Claim Deed from Michelle L. McAfee (aka Michelle L. Elliott), of record in Instrument No. 20040325-0033755, in the Register's Office of Davidson County, Tennessee, dated December 08, 2000 and recorded on March 25, 2004.

Being the same property conveyed to Mark S. Elliott and Michelle L. Elliott, husband and wife, by Warranty Deed from Pamela Stansberry and Roberta E. Newsome, both unmarried, of record in Instrument No. 20000128-0009346, in the Register's Office of Davidson County, Tennessee, dated January 26, 2000 and recorded on January 28, 2000.