BILL GARRETT, Davidson County
Trans:T20160098684 DEEDQC
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Fees:12.00 Taxes:0.00

20161108-0118004

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 16089039

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 28 day of October, 2016.

Notary Public

My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph R. O'Nan 4008 NEVADA AVE Nashville, TN 37209	New Owner	091-16-0-335.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Joseph R. O'Nan** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Joseph R. O'Nan and Kayla Marie O'Nan, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Subdivision of P.S. Stump, deceased, land a plan of which is of record in Plat Book 2, Page 74, of the Chancery Court of Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32 fronts 50 feet on the North side of Nevada, formerly Third Avenue, and runs back in a Northerly direction between parallel lines, 150 feet to a 20 foot alley in the rear.

Being the same property conveyed to Joseph R. O'Nan by Warranty Deed from Joseph F. Putnam, Jr., recorded on the 14th day of January, 2013 in Instrument No. 20130114-0004437, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4008 Nevada Avenue Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2016 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2016.

Joseph R. O'Nan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph R. O'Nan,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of October 2016.

Notary Public

My Commission Expires: 02/23/20

