QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADAM G. LAFEVOR NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

File No.: N/A

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica S. Horseman, Nathaniel Shay Horseman and Ralph Kohl	NEW OWNER	**064.05-98.00**
(NAME) **1420 Station Four Lane**	(NAME)	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **Monica S. Horseman, a married woman as to an undivided 50% interest,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Monica S. Horseman and Nathaniel Shay Horseman, husband and wife, as joint tenants with right of survivorship, as to an undivided 50% interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69, on the Plan of Phase One, Cleveland Hall, as shown by plat appearing of record in Plat Book 11700, Page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Monica S. Horseman, a married woman, and Ralph Kohl, an unmarried man, by Warranty Deed from Antonio L. Tomlin, dated April 7, 2015, and of record at Instrument Number 20150421-0035677, in the Register's Office for Davidson County, Tennessee.

Monica S. Horseman is married to Nathaniel Shay Horseman, and was married to him at the time of acquisition of her interest in this property, as well as the time of this conveyance. Nathaniel Shay Horseman joins in the conveyance of this Quitclaim Deed for the purpose of conveying whatever marital interest he may have, if any, in this property. The Grantors are executing this Quitclaim Deed for the purposes of creating a joint tenancy with right of survivorship between themselves, as to a 50% interest in this property.

unimproved ☐

This is improved ☒ property, known as 1420 Station Four Lane, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20170025695 DEEDQC
Recvd: 03/27/17 14:03 2 pgs
Fees:12.00 Taxes:0.00
20170327-0029715

Witness my hand this 23rd day of March, 2017.

MONICA S. HORSEMAN

NATHANIEL SHAY HORSEMAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica S. Horseman and Nathaniel Shay Horseman**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of March 2017, .

Commission expires: 5/5/20

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020