THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27th day of April, 2017. Notary Public My Commission Expires:

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner: Ryan and Amanda E. Cazana 3602 Woodmont Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117-05-70.00

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 **Ryan Cazana, a married man** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Ryan Cazana and Amanda E. Cazana, 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 10, HENRY SPERRY SUBDIVISION, as shown on plat of record in Plat Book 974, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Cazana, a married man, by Warranty Deed from Christopher Fort and Patricia Fort, husband and wife, recorded on the 23rd day of June, 2016 in Instrument No. 20160623-0064344, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3602 Woodmont Blvd, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170037763 DEEDQC
Recvd: 05/04/17 08:59 2 pgs
Fees:12.00 Taxes:0.00
20170504-0044071

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 2017 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 26th day of April, 2017.

Ryan Cazana

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Cazana, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of April 2017

Notary Public

My Commission Expires: 3-10-19

EMILY REBECCA FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019