THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT FILE #: 170311032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1st day of May, 2017. Notary Public My Commission Expires:

JONATHAN D. HAYES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

QUITCLAIM DEED

Address New Owner: Nathaniel D. Sensing and Drew A. Sensing 912 Alder Drive Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 132-13-066.00

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, **Nathaniel D. Sensing, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Nathaniel D. Sensing and Drew A. Sensing, husband and wife,** its 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. 7 on the Plan of Burchett's Subdivision of Lot No. 12 & Part of Lots No. 14 & 15, Oak Hill Sub'd. No. 1, as of record in Book 2083, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathaniel D. Sensing, an unmarried man by Warranty Deed from Janice L. Sensing, a married person, recorded on the 3rd day of September, 2014 in Instrument No. 20140903-0080142, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 912 Alder Drive Nashville, TN 37220.

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.

BILL GARRETT, Davidson County
Trans:T20170039105 DEEDQC
Recvd: 05/08/17 15:38 2 pgs
Fees:12.00 Taxes:0.00
20170508-0045674

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 1st day of May, 2017.

Nathaniel D. Sensing,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathaniel D. Sensing,** 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 1st day of May 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019