BILL GARRETT, Davidson County
Trans:T20170070549 DEEDQC
Recvd: 08/15/17 09:41 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083475

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 31 day of July, 2017. _____ Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Chelsea Karle and Matthew Brackett 650 Vanderhorst Drive Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 059-15-145.00

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, **Chelsea Karle, unmarried woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Chelsea Karle and Matthew Brackett, both unmarried as joint tenants with rights of survivorship,** 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. 233 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northwesterly margin of Vanderhorst Drive, the common corner of Lots Nos. 232 and 233; thence with the line between said Lots, Northwestwardly 95.5 feet to a concrete monument at the common rear corner of Lots Nos. 232, 233 and 234; thence with the line between Lots Nos. 233 and 234, Northeasterly 84.2 feet to a point in the Southwesterly margin of Cravath Drive; thence with said margin of said Drive, Southeastwardly 123.59 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, Southwestwardly 41.79 feet to a concrete monument in the Northwesterly margin of Vanderhorst Drive; thence with the margin of same, Southwestwardly 83.7 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Elizabeth M. Backus, an unmarried

individual to Elizabeth M. Backus, an unmarried individual and Ethel B. Miller as to a life estate interest, as recorded on the 4th day of December, 1990 in Deed Book 8249, Page 573 and Warranty Deed from Maynard P. Turner and wife, Ruth A. Turner to Elizabeth M. Backus, unmarried, as recorded on the 26th day of June, 1974 in Deed Book 4828, Page 657, in the Register's Office of Davidson County, Tennessee.

Ethel B. Miller having died on May 23rd, 2008.

Being the same property conveyed to Chelsea Karle, unmarried woman from Elizabeth M. Backus, an unmarried individual by Warranty Deed of record in Instrument No. 20170804-0079822, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 650 Vanderhorst Drive Nashville, TN 37207.

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 31 day of July, 2017.

Chelsea Karle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 31 day of July 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018