Bill Garrett Davidson County
Batch# 30814 DEEDQC
11/29/2017 09:11:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171129-0121527

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

CRT FILE #: 170913565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 20 day of November, 2017.

Notary Public

My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent Charles Fernandez and Amanda Jones Fernandez 711 Groves Park Road Nashville, TN 37206	New Owner	08307017700

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, **Brent Charles Fernandez, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Brent Charles Fernandez and Amanda Jones Fernandez, husband and wife,** its heirs and assigns all of her 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 37, Map of Rolling Acres, Number Two, Section One, as shown on plat of record in Plat Book 1424, Page 45, 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 Brent Charles Fernandez by Warranty Deed from Sara K. Cohan and Suzanne A. Cohan, recorded on the 13th day of September, 2013 in Instrument No. 20130913-0096686, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 711 Groves Park Road Nashville, TN 37206.

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 2018 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.

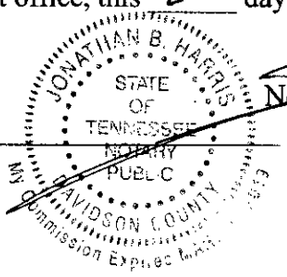
IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of November, 2017.

Brent Charles Fernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brent Charles Fernandez** 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 20 day of November 2017.



Notary Public

My Commission Expires: _____