Bill Garrett Davidson Cour..,
Batch# 75504 DEEDQC
04/02/2018 02:23:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180402-0030503

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 28 day of March, 2018.

Notary Public
My Commission Expires: 8.4.20

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Rand and Chelsea Holt 1417 4th Avenue North Nashville, TN 37208	New Owner	Tax Parcel ID No. 082-09-0T-012.00-CO

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, **Sean Rand, an unmarried man,** hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Sean Rand, an unmarried man, and Chelsea Holt, an unmarried woman, as joint tenants with the right 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:

BEING Unit 12, Germantown Station Condominium, as shown on Exhibit B to Declaration of Record in Instrument No. 20100804-0061209, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit.

BEING the same property conveyed to Sean Rand, an unmarried man, by Warranty Deed from Andrew Hines, married, and Marcy Hines and John Hines, husband and wife all as tenants in common with the right of survivorship of record as Instrument Number 20171106-0113996, in the Register's Office for Davidson County, Tennessee.

This is improved property known as **1417 4th Avenue North, Nashville, TN 37208.**

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 2015 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 28 day of March, 2018.

Sean Rand

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 28 day of March 2018.

Notary Public

My Commission Expires: 6.4.20

