THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 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 11 day of May, 2018.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 91462 DEEDQC
05/14/2018 11:20:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180514-0045835

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dirk and Maria Pierce 1101 Seymour Avenue Nashville, TN 37206	New Owner	083-05-0-193.00

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, **Dirk Pierce and Maria G. Pierce, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Dirk Pierce and Maria G. Pierce, Trustees, under the Pierce Family Trust dated January 19, 2018.,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson County, State of Tennessee, and more particularly described as follows:

Land being located in Davidson County, Tennessee, being the easterly part of Lot No. 1, on the Plan of Cobb' s subdivision record in Plat Book 332, Page 144, of the R.K. Brown Property, Register' s Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 1 fronts 88 feet on the north side of Seymour Avenue and runs back between lines 47 feet 8 inches on the east side along the west margin of the first alley east of the Gallatin Pike and 53 feet, more or less, on the west line to a south line on Lot No. 2 on which it measures 88 feet.

Being the same property conveyed to Dirk and Maria G. Pierce, husband and wife by Warranty Deed from Whitney Cupples, a married woman, recorded on the 12th day of April, 2018 in Instrument number 20180412-0034308, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1101 Seymour Avenue, 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 11 day of MAY, 2018.

Dirk Pierce

Dirk Pierce

Maria G. Pierce

Maria G. Pierce

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dirk Pierce and Maria G. Pierce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of May, 2018.

Virginia Anderson

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021