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 the Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 14th day of August, 2018.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 129642 DEEDQC
08/16/2018 08:47:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180816-0081069

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph J. Andrews and Sarah W. Andrews 4411 Iroquois Avenue Nashville, TN 37205	New Owner	13002016700

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, **Joseph Jackson Andrews, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joseph J. Andrews and Sarah W. Andrews, husband and wife,** their 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 part of Lot No 5 on the Plan of the Subdivision or Lots Nos. 11 and 46 and parts of Lots Nos. 10, 44B, 45 and 47 in Belle Meade Plan No. 2, as of record in Plat Book 421, Page 55, Register's Office for said County, described as follows:

Beginning at the southwest corner of Iroquois Place and Jackson Boulevard; thence with the southerly margin of said Place, westwardly 140 feet to the northeast corner of the property conveyed to Donald M. Street, and wife, by Deed from New York Life Insurance Company, of record in Book 881, Page 210, said Register's Office; thence with Street's easterly line southwardly 175 feet to the northerly line of the property conveyed to Winifred F. Hagerty, by Deed from Suburban Property Company, of record in Book 950, Page 316, said Register's Office; thence with Hagerty's northerly line eastwardly 140 feet, more or less, to the westerly margin of said Boulevard; thence with said Boulevard northwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Joseph Jackson Andrews, unmarried, by Warranty Deed from William P. Ferguson, Jr., Executor of the Estate of Martha Frances Ferguson, recorded on the 26th day of September, 2013 in Instrument No. 20130926-0101091, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4411 Iroquois Avenue Nashville, TN 37205

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 14th day of August, 2018.

Joseph Jackson Andrews

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 Joseph Jackson Andrews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of August, 2018.

MCKENZIE TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Notary Public

My Commission Expires: _____