THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste 203-A
Nashville, TN 37215
File 181218593

Karen Y Johnson Davidson County
Batch# 181819 **DEEDQC**
01/09/2019 08:58:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190109-0002171

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 2nd day of ~~December, 2018~~. January, 2019.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Sparrow Anthony Sparrow 1601 Ashwood Court Nashville, TN 37215	New Owner	131-03-261.00

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, **Nancy B. Sparrow and Lytle Brown, IV, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nancy Sparrow and Anthony Sparrow, wife and husband,** 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 Lot No. 1 on the plan of Ardenwood Place, of record in Book 8250, Page 151, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 82.73 feet on the Northerly margin of Ardenwood Court and fronts 81.25 feet on the Easterly margin of Belmont Boulevard, said frontages being joined by a curve having a length of 39.09 feet, and extends back 111.01 feet on the Northerly line and 85.66 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Nancy B. Sparrow and Lytle Brown, IV, as joint tenants with right of survivorship by Warranty Deed from Folk-Jordan Co., Inc., a corporation, recorded on the 22nd day of December, 1993 in Deed Book 9195, Page 414, in the Register's Office of Davidson County, Tennessee. Nancy B. Sparrow is a/k/a Nancy Sparrow.

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 2nd day of ~~December~~ January ~~2018.~~ 2019

Nancy B. Sparrow

Lytle Brown, IV

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 Nancy B. Sparrow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of ~~December 2017.~~ January 2019

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lytle Brown, IV, 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 13th day of December ~~2017.~~ 2018

LINDA J HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-9-2019

Notary Public
My Commission Expires: _____