THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste. 203-A
Nashville, TN 37215
181218669

Karen Y Johnson Davidson County
Batch# 183255 **DEEDQC**
01/14/2019 08:45:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190114-0003338

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 11 day of January, 2019.

Notary Public

My Commission Expires: _____

JONATHAN S. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Gilliam and Leah Gilliam 331 Wallace Road Nashville, TN 37211	New Owner	147-04-0-023.00

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, **Benjamin Gilliam and Leah Gilliam, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Benjamin Gilliam and Leah Gilliam, 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:

Being Lot No. 40, on the plan of Beverly Heights, Section 2, as the same appears of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed by Warranty Deed from Ibrahim M. Mizouri, unmarried, and Hussein A. Bazirki, married to Benjamin Gillian and Leah Gillian, husband and wife, as recorded on the 28th day of August, 2017 in Instrument No. 20170828-0088174 and Warranty Deed from Shirley B. Jones, unmarried to Hussein A. Bazirki and Ibrahim Mizouri, as recorded on the 11th day of October, 2002 in Instrument No. 20021011-0125072 in the Register's Office of Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to vest title in the name of Benjamin Gilliam and Leah Gilliam. The last Deed of record erroneously misspelled the names of the Grantees.

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 2019 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 11th day of January 2019.

Benjamin Gilliam

Leah Gilliam

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 Benjamin Gilliam and Leah Gilliam, husband and wife, 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 11th day of January 2019.

Notary Public

My Commission Expires: _____