THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 183633 **DEEDQC**
01/14/2019 02:49:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190114-0003646

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 7th day of January, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Scott Cornett and Brandon Saw 2407 Vaulx Lane Nashville, TN 37204	New Owner	118-01-0-397.00

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, **Scott Cornett, a single man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ronald Scott Cornett, unmarried, and Brandon Saw, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of his 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. 4 and the Southerly part of Lot No. 5 on the Plan of Edgar C. Allen's Subdivision of Lot No. 7 of the W.W Henry Tract, as of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 and the Southerly part of Lot No. 5 front together 66 feet on the Westerly side of Kirkman Avenue and run back between parallel lines 141 feet on the Southerly line and 124 1/2 feet, more or less, on the Northerly line to a 5 foot drain ditch, measuring 68 feet, more or less, thereon.

Being the same property conveyed to Scott Cornett, a single man by Warranty deed from Eugene Campbell and Sherry Campbell, a married couple of record in Instrument No. 20121211-0114001 Register's Office for Davidson County, Tennessee, dated December 07, 2012 and recorded on December 11, 2012.

Being also known as 2407 Vaulx Lane Nashville, Tennessee 37204.

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 7th day of January, 2019.

Scott Cornett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Scott Cornett, 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 7th day of January, 2019.

Notary Public
My Commission Expires: _____

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