Karen Y Johnson Davidson County
Batch# 183666 DEEDQC
01/14/2019 03:10:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190114-0003695

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

**The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.**

**FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.**

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Charles Dana Kingston | Charles Dana Kingston | 087100A01500CO |
| 378 Saint Andrews Pl. | 378 Saint Andrews Pl. | |
| Franklin, TN 37069 | Franklin, TN 37069 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Charles W. Kingston, Jr.** hereinafter referred to as the "GRANTOR" and, **Charles Dana Kingston** herein after referred to as the "GRANTEE":

## WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **Charles W. Kingston, Jr.** has this day quitclaimed unto **Charles Dana Kingston** any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

**A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:**

**Being Lot Number 115, Aarons Cress, Phase 1-A, a cluster lot development of record in Plat Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Charles Dana Kingston and Charles W. Kingston, Jr. as Joint Tenants with Rights of Survivorship and not as Tenants in Common, dated 10/13/2015, recorded 10/30/2015 in Instrument No. 20151030-0110511, Register's Office for Davidson County, Tennessee.**

**THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR GRANTOR'S SPOUSE.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 7th day of January 2019.

Charles W. Kingston, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

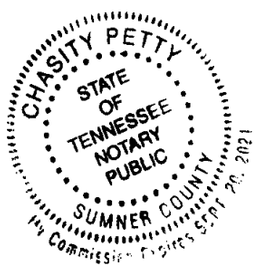
Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Charles W. Kingston, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 7th day of January 2019.

Chasity Petty

Notary Public

Commission Expiration 9/20/2021




State of TENNESSEE
County of DAVIDSON

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 7th day of Jan 2019.

My commission expires: 9/20/2021

Chasity Petty
Notary public

