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

Karen Johnson Davidson County
Batch# 183884 DEEDQC
01/15/2019 10:18:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190115-0004064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me this 4th day of January, 2019.

Notary Public

My Commission Expires:

KARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randall Gross and Michael Gross 4416 Harding Place Nashville, TN 37205	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, **Randall Gross, married, and Michael Downie, now known as Michael Gross, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Randall Gross and spouse, Michael Gross,** 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 the Westerly 150 feet of Lot No. 12 on the Plan of Block C, Belle Meade Plan No. 2 of record in Plat Book 421, Page 58, 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 Westerly 150 feet of said Lot No.12 fronts 150 feet on the Northerly side of Harding Place and runs back between parallel lines, 292 feet, more or less, to a dead line.

Being the same property conveyed to Randall Gross, unmarried and Michael Downie, unmarried, as tenants in common with rights of survivorship by Warranty deed from Kathleen E. Woods and husband, C. Gordon Peerman, III of record in Instrument No. 20131127-0121789 Register's Office for Davidson County, Tennessee, dated November 26, 2013 and recorded on November 27, 2013.

Being also known as 4416 Harding Place Nashville, Tennessee 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 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 4th day of January, 2019.

Randall Gross

Michael Downie, now known as Michael Gross

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 Randall Gross and Michael Downie, now known as Michael Gross, 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 4th day of January, 2019.

Notary Public
My Commission Expires: _____

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