THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 191104 DEEDQC
02/04/2019 09:10:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190204-0010114

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Whitney T. Frankenfield 210 38th Avenue North Nashville, TN 37209	Same as Owner	104-01-0-226

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Heather B. Frankenfield,** hereinafter called the Grantor, do hereby Quitclaim and convey unto **Whitney T. Frankenfield**, hereinafter called the Grantee, successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 37 feet of Lot No. 129 and the Southerly one half of Lot No. 130 on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Whitney T. Frankenfield and Heather B. Frankenfield, husband and wife, by Warranty Deed from Seth Argo and wife Lindsay Argo, of record on June 2, 2010, at Instrument No. 20100602-0042420, Davidson County Register of Deeds.

This is property commonly known as 210 38th Avenue North, Nashville, TN 37209.

Witness our hands, this 25 **day of January, 2018:**

Heather B. Frankenfield

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Heather B. Frankenfield** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of **January, 2019**:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF **January, 2019**:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON