Karen Johnson Davidson County
Batch# 197390 DEEDQC
02/21/2019 09:24:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190221-0015688

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~JANUARY~~ February, 2019

Notary Public

MY COMMISSION EXPIRES: 3-10-19
(AFFIX SEAL)

KAJEEN SALIH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY**
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Matthew C. DuFour, Trustee and Kristin R. DuFour, Trustee | NEW OWNER | 83 13 4 426.00 |
| (NAME) 1600 Fatherland Street | (NAME) | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MATTHEW C. DUFOUR AND KRISTIN DUFOUR AKA KRISTIN R. DUFOUR, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MATTHEW C. DUFOUR, TRUSTEE OF THE MATTHEW C. DUFOUR REVOCABLE TRUST UAD DECEMBER 10, 2018, AND KRISTIN R. DUFOUR, TRUSTEE OF THE KRISTIN R. DUFOUR REVOCABLE TRUST, UAD DECEMBER 10, 2018, AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 66 feet of Lot No. 73 on the Plan showing the Lindsley Subdivision of the Chadwell Tract as of record in Plan Book 2, Page 24, Chancery Court at Nashville. According to a survey made by S.R. Sanford Jr., surveyor, February 11, 1938, said part of Lot No. 73 fronts 66 feet on the Southerly side of Fatherland Street, and runs back 153.9 feet, more or less, on the Easterly line and 155 feet on the Westerly line with the Easterly margin of South 16th Street, formerly Malvina Avenue, to an alley and measures 66 feet thereon.

Being the same property conveyed to Matthew C. DuFour and Kristin DuFour, husband and wife, by Warranty Deed from Benjamin P. Brown and Amy E. Brown, Trustees of the Now or Never Trust, recorded on May 8, 2017, of record in Instrument No. 20170508-0045360, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

☐

unimproved
This is improved ☒ property, known as 1600 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this ~~day of January~~, 2019.

Matthew C. DuFour

Kristin R. DuFour

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Matthew C. Dufour and Kristin R. Dufour the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument by herself/himself as their own free act and deed.

Witness my hand and official seal at Davidson Brentwood, Tennessee this 6th day of ~~January~~ February, 2019.

Commission expires: 3·16·19

Kajeen Salih
Notary Public

KAJEEN SALIH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY