Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 200655 **DEEDQC**
03/01/2019 08:49:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190301-0018542

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 20th day of February, 2019.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anne Killough Guthrie 1500 Stratton Avenue Nashville, TN 37206	New Owner	083-05-0-430.00

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, **James Edward Guthrie, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Anne Killough Guthrie, married,** her heirs and assigns, all of their 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 100.0 feet of Lot No. 13 on the Map showing Olivia W. Sharpe's Second Addition to Nashville. of record in Plat Book 421, page 176, Register's Office for Davidson County, Tennessee.

Beginning at the Southeast corner of 15th Street and Stratton Avenue, being the Northwest corner of said Lot No. 13; thence with the Easterly margin of said Street, Southerly 71.0 feet to the Southwest corner of said Lot; thence with the South line of said Lot, Easterly 100.0 feet; thence Northerly and parallel with said Street, 71.0 feet, more or less, to the Southerly margin of Stratton Avenue; thence with the Southerly margin of said Avenue, Westerly 100.0 feet to the beginning.

Being the same property conveyed to Anne Killough Guthrie and James Edward Guthrie, wife and husband by Warranty deed from Robert Benton Blackwell, an unmarried man and Thomas Edward Dill, an unmarried man of record in Instrument No. 20180711-0067225 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

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 19th day of February 2019.

James Edward Guthrie

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 James Edward Guthrie, 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 19th day of February 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021