Record and Return to.
Chapman & Rosenthal Title
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# 200656 DEEDQC
03/01/2019 08:51:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190301-0018544

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, 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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Edward Guthrie 312 South 11th Street Nashville, TN 37206	New Owner	083-13-0-087.00

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, **Anne Marie Killough a/k/a Anne Killough Guthrie, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Edward Guthrie, married** his 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 Lot No. 9 on the Map of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, Page 43, Chancery Court at Nashville, and described according to a survey made by Erie Drake, County Surveyor, January 30, 1936, as follows:

Said Lot No. 9 fronts 50 feet on the Westerly side of South 11th Street, formerly Smith Avenue, and runs back 201.4 feet on the Northerly line and 201.7 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to James E. Guthrie and Anne Marie Killough, husband and wife by Warranty Deed from Ryan Kaldari, unmarried of record in Instrument No. 20120830-0078622, Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 30, 2012.

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.

Anne Killough 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 Anne Killough Guthrie, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of February 2019.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public

My Commission Expires: _____