THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File #: 190219354**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11 day of March 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 207574 DEEDQC
03/19/2019 11:24:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190319-0024931

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Austin J. Phelps and Josephine H. Phelps 612 Vivian Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 161-06-0-125.00

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 **Austin J. Phelps, unmarried** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Austin J. Phelps, unmarried and Josephine H. Phelps, married as joint tenants with right of survivorship**, their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 206 as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County.

Said Lot No. 206 fronts 80.0 feet on the Northerly side of Vivian Drive and runs back between parallel lines 155.0 feet to a line in the rear, on which it measures 80.0 feet.

Being the same property conveyed to Austin J. Phelps, unmarried by Warranty Deed from Mary Crawford a/k/a Mary H. Crawford, unmarried, recorded on the 21st day of August, 2018 in Instrument No. 20180821-0082839, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 612 Vivian Drive Nashville, TN 37211.

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 11th day of March, 2019.

Austin J. Phelps

Austin J. Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Austin J. Phelps**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of March 2019.

Notary Public

My Commission Expires: _____

