Karen Johnson Davidson County
Batch# 211681 DEEDQC
03/29/2019 11:35:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20190329-0028577

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	William Vantrease et al. 121 Shadow Glen Drive Nashville, TN 37211
SEND TAX BILLS TO:	~~New Owner~~ FIRST BANK 318 SEABOARD LN, STE 205 FRANKLIN, TN 37067
MAP-PARCEL NOS.	161-16-0A-011.00

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to William Vantrease, Michael Vantrease, and Sarah Higgins, as joint tenants with rights of survivorship**, we, **William Vantrease and Michael Vantrease,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 11-E, Building 2, on the Plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20040315-0029248, corrected by Surveyors Certificate of Correction of record in Instrument No. 20040317-0030572, and in Instrument No. 20040720-0086706,and as amended in Instrument No.20050520-0056887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willian Vantrease and Michael Vantrease from Hang Phan, unmarried, by Warranty Deed record in Instrument No. 20190328-0027836 **, Register's Office for Davidson County, Tennessee.**

This is improved property with a common address of 121 Shadow Glen Dr, Nashville TN 37

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **William Vantrease, Michael Vantrease, and Sarah Higgins, as joint tenants with rights of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of March 2019

William Vantrease

William Vantrease

Michael Vantrease

Michael Vantrease

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Vantrease and Michael Vantrease,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of March 20 19.

Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Trustee

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of March 20 19.

Notary Public
My Commission Expires: 7-8-19

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 27th day of March 20 19.

Notary Public
My Commission Expires 7-8-19

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

1903k056

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022