Karen Johnson Davidson County
Batch# 217758 DEEDQC
04/15/2019 10:18:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190415-0034029

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

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 5th day of April, 2019.

Notary Public

My Commission Expires:

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles M. VelDink and Allyssa Rae VelDink 1426 Beech Grove Way Nashville, TN 37211	New Owner	161-06-0A-124.00-CO

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, **Charles M. Veldink, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Charles M. VelDink and Allyssa Rae VelDink, husband and wife,** their 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 Unit No. 124 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles M. Veldink by Warranty deed from Angela Sue Davis of record in Instrument Number 20170807-0080484, Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded August 7, 2017.

Being also known as 1426 Beech Grove Way, 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 5th day of April, 2019.

Charles M. Veldink

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 Charles M. Veldink, 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 5th day of April, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MARCH 13, 2022