THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste 203A
Nashville, TN 37215

File 190420059

Karen Johnson Davidson County
Batch# 226947 DEEDQC
05/08/2019 08:50:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190508-0042951

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 30 day of April, 2019.

Notary Public

My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Mangin and Devin Frost 4802 Idaho Avenue Nashville, TN 37209	New Owner	103-03-148.00

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, **Devin Frost, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joshua Mangin and wife, Devin Frost,** 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:

The following described property located in Davidson County, Tennessee, more particularly described as follows, to- wit:

Lot 703, Block 33, on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of the property.

Being the same property conveyed to Devin Frost, unmarried by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 4th day of January, 2010 in Instrument No. 20100104-0000458, in the Register's Office of Davidson County, Tennessee.

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 30th day of April 2019.

Devin Frost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Devin Frost, 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 30th day of April 2019.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023