Karen Johnson Davidson County
Batch# 237671 DEEDQC
06/03/2019 11:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190603-0052497

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.* *The purpose of this quitclaim deed is to create a tenancy by the entireties.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of May, 2019. Notary Public My Commission Expires: 3/17/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner: James K. Akins and Elizabeth Harr Akins 6520 Melinda Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 12907003000

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 **James K. Akins and Elizabeth Harr now known as Elizabeth Harr Akins, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **James K. Akins and Elizabeth Harr Akins, 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 Lot No. 46 on the Plan of West Meade Farms, Inc., Section VI of record in Plat Book 2331, Page 125, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Russell E. Templin and wife, Kellie D. Templin to James K. Akins, an unmarried man and Elizabeth Harr, an unmarried woman recorded on the 4th day of May 2015 in Instrument No. 20150504-0040415, in the Register's Office of Davidson County, Tennessee.

Elizabeth Harr and Elizabeth Harr Akins being one and the same person.

This is improved property known as 6520 Melinda Drive Nashville, TN 37205.

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 30 day of May, 2019.

James K. Akins

Elizabeth Harr NKA Elizabeth Harr Akins

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James K. Akins and Elizabeth Harr NKA Elizabeth Harr Akins**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May 2019.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/20