RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 241929 DEEDQC
06/11/2019 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190611-0056032

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2019.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte McIntosh 408 C Hadleys Bend Blvd Old Hickory Tn 37138	NEW OWNER	063-08-0-241.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Charlotte B. McIntosh, unmarried and Brandon E. Ritchison, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Charlotte McIntosh, unmarried,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28, of Block "U" on the Plan of Hadley's Bend City of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 28, 29 and 30 of Block "U" lie in the North side of Hadleys Bend Boulevard and front thereon 25 feet each, and extend back between parallel lines Northwardly 150 feet to an alley.

Being the same property conveyed to Charlotte B. McIntoch, unmarried and Brandon E. Ritchison, unmarried, as tenants in common with right of survivorship by Warranty deed from Dan Zumwalt, unmarried of record in Instrument No. 20170330-0031157 Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 30, 2017.

Being also known as 408 C Hadleys Bend Blvd Old Hickory, Tennessee 37138.

Charlotte B. McIntoch (incorrect spelling) and Charlotte B. McIntosh (correct spelling) are one in the same person. Brandon E. Ritchison (correct spelling) is one in the same person as Brandon R. Ritchson (incorrect spelling).

WITNESS OUR HAND, this 31st day of May, 2019.

Charlotte B. McIntosh

Brandon E. Richison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charlotte B. McIntosh and Brandon E. Ritchison , the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of May, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Leslie A. Garside, 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 of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

