THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Ashley Quinn 5008 Granny White Pike Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: 1453059.00

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 **Ashley Quinn, married** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Ashley Quinn and Jennifer Quinn, husband and wife** their heirs and assigns all of his 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. 4 on the plan of Lealand Manor, Seventh Addition, of record in Book 2083, Page 24, Register's Office for said County. Said Lot No. 4 fronts 190 feet on the Easterly margin of Granny White Pike and extends back 457.5 feet on the Northerly line and 454.4 on the Southerly line to a dead line in the rear measuring 190 feet thereon.

Being the same property conveyed by Warranty Deed from U.S. Bank, N.A. to Ashley Quinn as recorded on the 21st day of November, 2018 in Instrument No. 20181121-0114491.

This is improved property known as 5008 Granny White Pike, Nashville, TN 37220

Karen Johnson Davidson County
Batch# 250955 DEEDQC
07/01/2019 11:55:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190701-0063616

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 28th day of ~~December, 2018~~ June 28, 2019

Ashley Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Quinn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021