Record & Return to:

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

M16-1346

Karen Johnson Davidson County
Batch# 264487 DEEDQC
07/31/2019 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190731-0075466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$ -0-**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2019.

Notary Public

My Commission Expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Mennen and Erika M. Nunez 2440 Rychen Drive Nashville, TN 37217-3514	Churchill Mortgage Corp. 761 Old Hickory Blvd, No. 400 Brentwood, TN 37027	149-03-0-072.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Andrew Mennen** ("Grantor"), hereby quitclaims and conveys unto **Andrew Mennen and Erika M. Nunez, as joint tenants with the right of survivorship** ("Grantee"), their heirs, successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Section 10, Edge-O-Lake Estates of record in Plat Book 3842, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Mennen , unmarried man, by Warranty Deed from Custom Concepts, LLC, of record in Instrument No. 20160506-0045174, Register's Office for Davidson County, Tennessee, dated May 3, 2016, and recorded on May 6, 2016.

Being the same property conveyed to Custom Concepts, LLC, a Tennessee Limited Liability Company by Warranty Deed from Brad Smotherman, married, of record in Instrument No. 20151208-0123654, Register's Office for Davidson County, Tennessee, dated December 4, 2015, and recorded on December 8, 2015.

This is improved property, known as: **2440 Rychen Drive, Nashville, Tennessee 37217-3514.**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of July, 2019.

Andrew Mennen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Andrew Mennan**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2019.

Notary Public
My Commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

