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.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $110,000.00. KCN Affiant Subscribed and sworn to before me, this 22 day of August 2019. Notary Public My Commission Expires:

SHIRA KILGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT. 7, 2021

QUITCLAIM DEED

Address New Owner: Curtis Michael Nelson and Carol Elise Nelson 5024 Colemont Drive Nashville, TN 37013	Send Tax Bills To: New Owner	Tax Information: 16202019400

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, **Mary Ruth Stewart, as to a 50% interest and Carol Elise Nelson, as to a 50% interest, as tenants in common** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Curtis Michael Nelson and Carol Elise Nelson, 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. 200 on the Plan of Colewood Acres, Section III, of record in Book 4175, Page 45, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Colemont Drive, the common front corner of Lots Nos. 199 and 200 on said plan; thence between the dividing line of said lots southwardly 123.6 feet to a point; thence eastwardly 110.00 feet to a point in the westerly margin of Darlene Drive; thence with the margin of same, northwardly 73.88 feet to a point; thence continuing with the margin of same and northwardly 3.20 feet to a point which is the beginning of a curve; thence around said curve, 39.27 feet to a point in the southerly margin of Colemont Drive; thence with the margin of same westwardly 9.0 feet; thence continuing with the margin of same and westwardly 83.93 feet to the beginning point.

Karen Johnson Davidson County
Batch# 276479 DEEDQC
08/26/2019 01:28:53 PM 3 pgs
Fees: $16.00 Taxes: $407.00
20190826-0085739

Being the same property conveyed to John W. Thompson, Jr. and Ann M. Thompson, husband and wife by Warranty Deed recorded July 22nd, 1969 in Book 4351, Page 984, in the Register's Office of Davidson County, Tennessee.

John W. Thompson, Jr. having predeceased Ann M. Thompson also known as Ann Elaine Thompson leaving Ann M. Thompson as the surviving tenant by the entirety. Ann Elaine Thompson having died December 24th, 2018. Affidavit of heirship recorded in Instrument No. 20190304-0019263 naming Carol Elise Nelson and Mary Ruth Stewart as her sole heirs. Said Affidavit conformed vesting of title to real property as Carol Elise Nelson and Mary Ruth Stewart as tenants in common.

Ann M. Thompson and Ann Elaine Thompson being one and the same person.

This is improved property known as 5024 Colemont Drive Nashville, TN.

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 22 day of August 2019.

Mary Ruth Stewart

Mary Ruth Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 22 day of August 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of August 2019.

Carol Elise Nelson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 22 day of August 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021