THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jennifer Morant, Trustee
Joshua Morant, Trustee
198 Manchester Ave
Nashville, TN 37206

Send Tax Bill to:
Owner

Map-Parcel Numbers:
83-6-139

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 25th day of March, 2019.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11/7/21

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jennifer Morant, Married** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM **Unto Jennifer Morant and Joshua Morant, Trustees of the Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, and any amendments thereto**. HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 198 Manchester Ave, Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of March, 2019.

Jennifer Morant

Joshua Morant

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson Davidson County
Batch# 283179 DEEDQC
09/10/2019 09:05:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190910-0091204

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Morant and Joshua Morant**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2019.

My commission expires: 11/7/21 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Beaumont Place of record in Plat Book 332, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Morant by Warranty Deed from Claude E. Westmoreland of record in Instrument No. 20140318-0022250 said Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 18, 2014.

JM