THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Michael Karnes and Jessica Karnes 321 50th Ave N Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091-15-0-392.00

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 acknowledged, **Michael Karnes and Jessica Hughes n/k/a Jessica H. Karnes,** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Michael Karnes and Jessica H. Karnes, husband and wife,** their successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a lot of land in West Nashville, fronting 50 feet of the westerly margin of 50th Avenue North (formerly 9th Street) being part of the Charlotte Park Company's Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of 50th Avenue North, 100 feet northwardly from Elkins Avenue; thence northwardly 50 feet to a point; thence westwardly on a line parallel to Elkins Avenue, 150 feet to an alley; thence southwardly 50 feet to a point; thence eastwardly 150 feet to the point of beginning.

Being the same property conveyed to JESSICA HUGHES and MICHAEL KARNES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from DANIEL C. BURTON, of record in Instrument No. 20170217-0016370, dated February 15, 2017, said Register's Office.

Jessica Hughes having since married and is now known as Jessica H. Karnes.

Karen Johnson Davidson County
Batch# 294461 DEEDQC
10/02/2019 08:28:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191002-0100296

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2019.

Michael Karnes

Jessica H. Karnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael Karnes and Jessica H. Karnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of September, 2019.

Notary Public

My Commission Expires: _____

