THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of September 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 297321 DEEDQC
10/07/2019 01:44:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191007-0102607

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Scott Cornett and Brandon Saw 2407 Vaulx Lane Nashville, TN 37204	New Owner	118-01-0-397.00

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, **Ronald Scott Cornett, married, and Brandon Saw, married, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Ronald Scott Cornett and spouse, Brandon Saw,** 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. 4 and the Southerly part of Lot No. 5 on the Plan of Edgar C. Allen's Subdivision of Lot No. 7 of the W.W Henry Tract, as of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 and the Southerly part of Lot No. 5 front together 66 feet on the Westerly side of Kirkman Avenue and run back between parallel lines 141 feet on the Southerly line and 124 1/2 feet, more or less, on the Northerly line to a 5 foot drain ditch, measuring 68 feet, more or less, thereon.

Being the same property conveyed to Ronald Scott Cornett, unmarried, and Brandon Saw, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Scott Cornett, a single man of record in Instrument No20190114-0003646 Register's Office for Davidson County, Tennessee, dated January 7, 2019 and recorded on January 14, 2019.

The execution of this instrument is affected by the signature of Ronald Scott Cornett as Attorney-in-Fact for Brandon Saw, which Power of Attorney is recorded in Instrument Number 20191007-0102606, Register's Office for Davidson County, Tennessee.

Being also known as 2407 Vaulx Lane Nashville, Tennessee 37204.

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 30th day of September, 2019.

Ronald Scott Cornett

Brandon Saw by Ronald Scott Cornett as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office, this 30th day of September, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Saw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ronald Scott Cornett and that he is authorized by Ronald Scott Cornett to execute this instrument on his behalf.

Witness my hand and official seal at office, this 30 day of September, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022