This instrument prepared by:
Todd Moore
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 304812 DEEDQC
10/23/2019 10:46:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191023-0108665

New owner:	Send tax bills to:	Tax Map/Parcel No:
CHARLES AND ANDREA CANUPP FAMILY REVOCABLE TRUST 21 Vaughns Gap Road, Unit 45 Nashville TN 37205	CHARLES AND ANDREA CANUPP FAMILY REVOCABLE TRUST 21 Vaughns Gap Road, Unit 45, Nashville TN 37205	129150A04500 CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, we, Charles J. Canupp, Jr. and Andrea S. Canupp Grantors, convey and quitclaim to **CHARLES AND ANDREA CANUPP FAMILY REVOCABLE TRUST dated October 8, 2019,** Grantee, its successors and assigns, all of their right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 45 of Belle Meade Highlands Condominiums, a Horizontal Property Regime, created Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7091, page 302, as amended by Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Charles Jerry Canupp, Jr. by deed from Charles Jerry Canupp, Jr. and Andrea S. Canupp dated December 2, 2014 of record in Instrument No. 20141209-0112812, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS IS ___IMPROVED PROPERTY KNOWN AS: 21 VAUGHNS GAP RD. NASHVILLE, TN 37205

The Grantors do further covenant and bind themselves and their heirs and representatives, to warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this the 8th day of October, 2019.

Charles J. Canupp, Jr., Grantor

Andrea S. Canupp, Grantor

*Andrea S. Canupp has signed deed to convey any interest in property she may own.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Charles J. Canupp, Jr. and Andrea S. Canupp, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their names.

Witness my hand, at office, this 8th day of October, 2019.

Notary Public

My commission expires: 12/8/21

LOUD MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

Affiant/Grantee

Subscribed and sworn to before me this 8 day of October, 2019.

Notary Public

My commission expires: 5/9/21

CHRISTY GARRETT MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-09-2021

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.