Karen Johnson Davidson County
Batch# 306834 DEEDQC
10/28/2019 12:17:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191028-0110252

Prepared By and Returnable to:
Bone McAllester Norton PLLC (DMA)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Jared W. Colby Erin A. Quinn Broadus 1320 Love Joy Court Nashville, Tennessee 37216	Jared W. Colby Erin A. Quinn Broadus 1320 Love Joy Court Nashville, Tennessee 37216	Map/Parcel 072 07-0-347.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, Wayne Colby ("Grantor"), do hereby quitclaim and convey unto Jared W. Colby and Erin A. Quinn Broadus, husband and wife ("Grantees"), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A certain tract of land or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 6, Ellis Estates, Section Two, as shown on Plat of Record in Plat Book 6900, Page 467, in the Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wayne Colby, Jared W. Colby, and Erin A. Quinn Broadus by that *Quitclaim Deed* recorded January 31, 2017, at Instrument No. 20170131-0010139, Register of Deeds for Davidson County.

This property is generally known as 1320 Love Joy Court, Nashville, Tennessee 37216. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

Exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(4).

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 th day of October, 2019.

Wayne Colby

STATE OF MA.)
)
COUNTY OF WORC.)

Personally appeared before me, WAYNE COLBY, a Notary Public in and for said County and State, Wayne Colby, 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.

WITNESS my hand and seal at office this 24 day of October, 2019.

NOTARY PUBLIC

SUSAN M. ZUSCAK
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 8, 2024

My Commission Expires:
03/08/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
28 **Day of** OCT, 2019.
AHayes, **Deputy Register**