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 14 day of November, 2019. Notary Public My Commission Expires:

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

QUITCLAIM DEED

Address New Owner: Benjamin H. Southard Megan Porter Southard 908 W Eastland Ave Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 082-08-0-124.00

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, **Benjamin H. Southard, married,** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Benjamin H. Southard and Megan Porter Southard, 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 the westerly 60 feet of the easterly 110 feet of the northerly 169 feet, more or less of Lot No. 15 in James R. Loves Subdivision of the Massengale Tract of record in Plat Book 547, Page 4, in the Register' s Office for Davidson County, Tennessee.

Said part of said Lot No.15 fronts 60 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street and extends back between parallel lines 169 feet, more or less, to the northerly line, the property conveyed to the Nashville Housing Authority, of record in Book 3619, page 433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BENJAMIN H. SOUTHARD, by deed from LISKEN KASTALANYCH and RANDALL KASTALANYCH, wife and husband, of record in Instrument No. 20170816-0083886, dated August 15, 2017, said Register's Office.

Karen Johnson Davidson County
Batch# 319050 DEEDQC
11/25/2019 01:47:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191125-0121637

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2019.

Benjamin H. Southard

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 Benjamin H. Southard, the bargainor, 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 official seal at office, this 14th day of November, 2019

Notary Public

My Commission Expires: 