THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** ***No title search was performed in the preparation of this quitclaim deed.***	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 4th day of December, 2019. Nathan L. Powers Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Christopher Floyd Vance 441 Lynn Dr. Nashville, TN 37211	Send Tax Bills To: Christopher Floyd Vance 109 Moss Lane Franklin, TN 37064	Tax Information: 132-16-31

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, **April Renee Vance, Executrix for the Estate of Nedra Ann Vance,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Christopher Floyd Vance, a married man,** his heirs and assigns, all of her 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. 808 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nedra A. Vance by Warranty deed from Randy T. Richards and Larae A. Willis Richards of record in Instrument No. 20020429-0052382, Register's Office for Davidson County, Tennessee, dated April 19, 2002 and recorded April 29, 2002.

The said Nedra A. Vance aka Nedra Ann Vance died testate on December 14, 2018. Her estate filed of record in Case Number 19P-401, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

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 a lien due and payable, but not yet delinquent, and all years thereafter, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 324932 DEEDQC
12/04/2019 03:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191204-0125283

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 4th day of December, 2019.

April Renee Vance Executrix

April Renee Vance, Executrix for the Estate
of Nedra Ann Vance

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 April Renee Vance, Executrix for the Estate of Nedra Ann Vance, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of December, 2019.

Nathan L. Powers

Notary Public
My Commission Expires: 01/17/21

