THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *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-. Affiant Subscribed and sworn to before me, this 13th day of December 2019. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: James Updegraff and Marcia Colone, Co-Trustees 1927B Castleman Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131 07 1B 002.00

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, **Marcia Colone and Jim Updegraff, wife and husband** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **James Updegraff and Marcia Colone, Co-Trustees of the James Updegraff and Marcia Colone Community Property Trust Under Agreement dated November 15, 2019** its 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 Unit B, 1927 CASTLEMAN DRIVE HOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160427-0041106, in the Register's Office of Davidson County.

Being the same property conveyed to Marcia Colone and Jim Updegraff, wife and husband from Burnett Builders, Inc. by Warranty Deed recorded on June 5th, 2017 in Instrument No. 20170605-0055766, Register's Office of Davidson County, Tennessee.

This is improved property known as 1927B Castleman Drive Nashville, TN 37215.

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 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 331324 DEEDQC
12/18/2019 08:57:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191218-0130412

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 13th day of December 2019.

Marcia Colone

Jim Updegraff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marcia Colone and Jim Updegraff,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December 2019.

Notary Public

My Commission Expires: _____

