THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215
CRT File No. 181218705

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 331396 DEEDQC
12/18/2019 09:57:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191218-0130510

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew McCue and Stephanie Goodwin 1114A 2nd Avenue South Nashville, TN 37210	Matthew McCue and Stephanie Goodwin 753B Lynwood Avenue Nashville, TN 37203	105-03-0O-001.00-CO

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, **Matthew McCue and Stephanie Goodwin, Joint Tenants,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Matthew McCue and Stephanie Goodwin, husband and wife,** their 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 "A" , on the Horizontal Property Regime for Homes at 1114 2nd Avenue South, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181121-0114705, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew McCue and Stephanie Goodwin, Joint Tenants, by deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190116-0004327, dated January 11, 2019, said Register's Office.

Being a portion of the same property conveyed to CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WADE

PROPERTIES, LLC TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170619-0061546, dated June 16, 2017, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This improved property known as 1114A 2nd Avenue South, Nashville, TN 37210.

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

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 16th day of December, 2019

Matthew McCue

Stephanie Goodwin

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 Mathew McCue and Stephanie Goodwin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of December 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020