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)

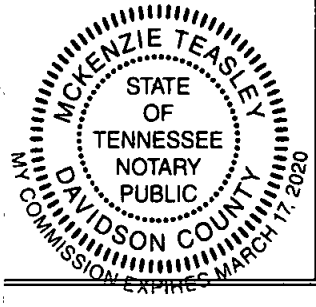
The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public

My Commission Expires: _____



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



20191218-0130511

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew McCue and Stephanie Goodwin 753B Lynwood Avenue Nashville, TN 37203	Matthew McCue and Stephanie Goodwin 753B Lynwood Avenue Nashville, TN 37203	105064B00100CO

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,** (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:

Being Unit A, Homes At 753 Lynwood Drive, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20161229-0136902 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew McCue, by Warranty Deed from Lynwood Row, GP, recorded on the 26th day of June, 2018, in Instrument No 20180626-0061639, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Lynwood Row, G.P. by Warranty Deed from Ocie Ola Haynes, unmarried, recorded on the 9th day of January, 2017 in Instrument No. 20170109-0002443, in the Register's Office of Davidson County, Tennessee.

This improved property known as 753 B Lynwood Avenue, Nashville, TN 37203.

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

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, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he 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