Karen Johnson Davidson County
Batch# 333219 DEEDQC
12/23/2019 10:43:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0132185

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 18th day of December 2019. Notary Public My Commission Expires: 10/23/23

CAMEO LANE HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: Kendall Dealy and Kiran Dealy, Co-Trustees 1919 Cromwell Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 158-07-0 001.00

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, **Kendall and Kiran Dealy, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Kendall Dealy and Kiran Dealy, Co-Trustees of the Dealy Family Revocable Trust dated December 18, 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:

Being Lot No. 115 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 357.4 feet on the westerly side of Cromwell Drive, and extends back 262.0 feet on the northerly line and 375.9 feet on the southerly line to a dead line measuring 124.7 feet thereon.

Being the same property conveyed to Kendall and Kiran Dealy, husband and wife from Forrest J. Russell, a married man by Warranty Deed recorded on July 20th, 2005 in Instrument No. 20050720-0084104, Register's Office of Davidson County, Tennessee.

This is improved property known as 1919 Cromwell 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 2019 taxes that are not yet due and payable, 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 18th day of December 2019.

Kendall Dealy

Kiran Dealy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kendall Dealy and Kiran Dealy,** 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 18th day of December 2019.

Notary Public

My Commission Expires: 10/23/23

CAMEO LANE HUGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY