THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 345504 DEEDQC 01/21/2020 09:55:05 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200121-0006914	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of January, 2020. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Joseph Matthew Hetzer and Anna Hetzer 1201 Meadow Trace Court Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 155-16-0A-030.00-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, **Joseph Matthew Hetzer and Anna Pearl Terry n/k/a Anna Hetzer, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Joseph Matthew Hetzer and Anna Hetzer, 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 Lot No. 22 on the Plan of Traceside, Section 2 of record in Plat Book 7900, Page 980, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Matthew Hetzer, a single man and Anna Pearl Terry, a single woman by Warranty deed from John D. Moran, III, married of record in Instrument No. 20181210-0119771 Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on December 10, 2018.

Being also known as 1201 Meadow Trace Court, Nashville, Tennessee 37221.

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.

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 10th day of January 2020.

Joseph Matthew Hetzer

Anna Pearl Terry n/k/a Anna Hetzer

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joseph Mathew Hetzer and Anna Hetzer, 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 10th day of January 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Notary Public

My Commission Expires: _____