Karen Johnson Davidson County
Batch# 350047 DEEDQC
01/29/2020 08:33:35 AM 2 pgs
Fees: $13.00 Taxes: $206.74
20200129-0010398

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: $-55,874.85

Affiant

Subscribed and sworn to before me, this 9th day of January 2020

Notary Public

My Commission Expires: 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andre Louie, II and Shannon VanBrackle 1414 Beech Grove Way Nashville, TN 37211	New Owner	161-06-0A-130.00 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, **Andre Louie, II, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Andre Louie, II and Shannon VanBrackle, both unmarried as equal tenants in common** their heirs and assigns all of his 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 130 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 200807090070601 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andre Louie, II from Timothy Pierce and Addie Pierce, husband and wife by Warranty Deed recorded on December 6th, 2017 in Instrument No. 20171206-0124336, Register's Office of Davidson County, Tennessee.

This is improved property known as 1414 Beech Grove Way Nashville, TN 37211.

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 9th day of January 2020.

Andre Louie, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andre Louie, II,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of January 2020.

Notary Public

My Commission Expires: _____

