QUITCLAIM DEED

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2020.

Notary Public

MY COMMISSION EXPIRES: 01/31/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 360879 DEEDQC
02/21/2020 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019143

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Regan	**SAME**	
(NAME) **105 Gordon Terrace**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	**071-03-0-067.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **I, COURTNEY SMALL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **JOSEPH REGAN, A SINGLE MAN,** CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being land in Davidson County, Tennessee, being the Easterly 35 feet of Lot No. 13 and the Westerly 35 feet of Lot No. 15, on the Plan of John L. Gordon's Subdivision as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph Regan, an unmarried man and Courtney Small, an unmarried woman by Warranty deed from Megan C. Pathammavong and Lamphone Pathammavong, wife and husband of record in Instrument No. 20160126-0007467 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 26, 2016.

This is ( ) **unimproved** (x) **improved** property known as: **105 Gordon Terrace Nashville, TN 37207**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 14 day of february, **2020.**

Courtney Small

STATE OF Tennessee
COUNTY OF Davidson

On this 14 day of february, 2020, before me personally appeared **Courtney Small** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of february, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY