THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd. Ste 203A** **Nashville, TN 37215** **File 200124552**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 361485 DEEDQC
02/21/2020 12:00:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200221-0019566

QUITCLAIM DEED

Address New Owner: Jeff Krones and Jessica Krones 1765 Tyne Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 145-05-0-015.00 145-05-0-016.00

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, **Jeffrey B. Krones,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jeff Krones and Jessica Krones, as tenants with rights of survivorship,** 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. 1 and 2 on the Plan of Tyne Valley Estates. Section 1-A of record in Plat Book 3842, Page 4, 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 Jeffrey B. Krones, a single man by Warranty deed from Benjamin Sohr and wife, Genifer Goodman Sohr of record in Instrument No. 20161018-0109966 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

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 14th day of February 2020.

Jeffrey B. Krones

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 Jeffrey B. Krones, 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 14th day of February 2020.



Notary Public

My Commission Expires: _____