THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** No Title Search was performed in the preparation of this Quitclaim Deed	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $0. Affiant Subscribed and sworn to before me, this 3rd day of March 2020. Nathan L. Powers Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard E. Northcutt 4119 Westlawn Drive Nashville, TN 37209	New Owner	103 08 0 150.00

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, **Richard E. Northcutt and Peggy E. Northcutt**, (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to, **Richard E. Northcutt**, (hereinafter referred to as the "Grantee") his 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 on the plan of P.I. Reynolds Jr's Re-subdivision of part of Westlawn as of record in Book 3106, Page 137, Register's Office for said County.

SAID part of Lot No. 336 fronts 100.8 feet on the south side of West Lawn Drive and extends back 200 feet on the westerly line and 207.6 feet on the easterly line to a rear line measuring 100.8 feet thereon.

Being the same property conveyed to Richard E. Northcutt and wife, Peggy E. Northcutt, by Quitclaim Deed from Richard E. Northcutt, a married person, dated August 3, 1994, and recorded on August 3, 1994, in Book 9427, page 512, in the Register's Office of Davidson County, Tennessee.

This Quitclaim Deed is being executed pursuant to Final Decree of Divorce in Docket No. 18D528 in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

This is improved property known as 4119 Westlawn Drive, Nashville, TN 37209.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 368389 DEEDQC
03/06/2020 10:03:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200306-0025370

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2020.

Richard E. Northcutt

Peggy E. Northcutt

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 Richard E. Northcutt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2020.

Notary Public

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/17/21

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 Peggy E. Northcutt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of March, 2020.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

My Commission Expires: _____