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.

Karen Johnson Davidson County
Batch# 375213 **DEEDQC**
03/20/2020 09:41:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200320-0030752

STATE OF OHIO)
COUNTY OF Cuyahoga)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2020.

NATASHA MALKIN
Notary Public, State of Ohio
My Comm. Expires 05/03/2020
Recorded in Summit County

Notary Public

My Commission Expires: 05/03/2020

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian Cecil 1209 16th Avenue South Nashville, TN 37212	New Owner	90-11-62.00

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, **Robert A. Cecil, and Jeri Lynn Hoffman, husband and wife** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Brian Cecil, married, and Robert Cecil, married, as joint tenants with right 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. 419 on the Plan of Charlotte Park, Section Six, of record in Book 2900, Pages 7 and 8, Register's Office fore said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Cecil, and Jeri Lynn Hoffman, husband and wife, from Carolyn Stewart, unmarried, and Angela Jones, unmarried, of record in Instrument No. 20160504-0043877, in the Register's Office of Davidson County, Tennessee, dated May 2, 2016, recorded May 4, 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 16th day of March, 2020.

Robert A. Cecil

Jeri Lynn Hoffman

STATE OF Ohio)
COUNTY OF Cuyahoga)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert A. Cecil and Jerri Lynn Hoffman, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of March 2020.

NOTARY PUBLIC STATE OF OHIO

NATASHA MALKIN
Notary Public, State of Ohio
My Comm. Expires 05/03/2020
Recorded in Summit County

Natasha Malkin
Notary Public

My Commission Expires: 05/03/2020