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 OHIO)
COUNTY OF Cuyahoga)

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

Robert A Cecil Jeri Lynn Hoffman
Affiant

Subscribed and sworn to before me, this 10th 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

Notary Public

My Commission Expires: 05/03/2020

Karen Johnson Davidson County
Batch# 375216 DEEDQC
03/20/2020 09:43:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200320-0030755

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian Cecil 1209 16th Avenue South Nashville, TN 37212	New Owner	090-11-0-022.0

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. 612 on the Plan of Charlotte Park Section Nine, of record in Plat Book 2900, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 612 fronts 76.0 Feet on the easterly side of River Rouge Drive, and extends back between parallel line, 130.0 feet to a dead line on which it measures 76.0 feet.

Being the same property conveyed to Robert A. Cecil and Jeri Lynn Hoffman, husband and wife, from Carol Fike and/or Lisa Smith, Trustees of The Henkel Family Trust Dated December 18, 2013, of record in Instrument No. 20140918-0085965, in the Register's Office of Davidson County, Tennessee, dated September 16, 2014, recorded September 18, 2014.

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