THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **File No. 170311268**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. M Dey Affiant Subscribed and sworn to before me, this 13th day of April, 2020. J Anderson Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 387569 DEEDQC
04/17/2020 10:59:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200417-0040403

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian Cecil 1209 16th Avenue South Nashville, TN 37212	New Owner	72-4-160.00

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, **Brian Cecil, unmarried** (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 the westerly 150 feet of Lot No. 21 on the Plan of Block A , Inglewood Terrace, as of record in Book 1130, page 1, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 21 fronts 80 feet on the northeasterly side of Golf Street and runs back 150 feet to a dead line, measuring 80 feet, more or less, thereon.

Being the same property conveyed to Brian Cecil, unmarried, from James Pierce, unmarried, of record in Instrument No. 20170410-0034554, in the Register's Office of Davidson County, Tennessee, dated April 6, 2017, recorded April 10, 2017.

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 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 13th day of April, 2020.

Brian Cecil

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 Brian Cecil, 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 13th day of April 2020.

Notary Public

My Commission Expires: _____

