THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Davidson County
DEEDQC
2 pgs
Karen Johnson
Batch# 389550
04/22/2020 09:09:02 AM
Fees: $12.00 Taxes: $0.00
20200422-0042091

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Colton Community Property Trust (Jesse Overton Colton and Amy Pryor Colton, Co-Trustees) 119 Crater Hill Drive Nashville, TN 37215	Owner	144-02-008.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Amy Pryor Colton**, hereinafter called the Grantor, do hereby Quitclaim unto **Jesse Overton Colton and Amy Pryor Colton, as Co-Trustees of the Colton Community Property Trust**, hereinafter called the Grantees, their successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 57** on the Plan of Chickering Hills Subdivision, Section III, as of record in Book 2663, page 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Pryor Colton by Quitclaim Deed from Jessie Overton Colton, AKA Jesse Overton Colton and Amy Pryor Colton, filed on 10/26/1999, at Book 11717, page 445, Davidson County Register of Deeds.

This is property commonly known as 119 Crater Hill Drive, Nashville, TN 37215.

Witness my hand, this 23 **day of** March, **2020:**

Amy Pryor Colton

Amy Pryor Colton

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Pryor Colton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of March, **2020**:

CORAZZA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 3rd DAY OF March, **2020**:

Notary Public

My Commission Expires:

CORAZZA BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 7, 2021