Karen Johnson Davidson County
Batch# 392371 DEEDQC
04/28/2020 09:12:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200428-0044057

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

MISTY M. TAYLOR-SON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-14-2023

The actual consideration is $0.00

Affiant: Ally Summers

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Benjamin A. Riley	Same	061-08-0-112.00
1212 Littonwood Drive		
Nashville, TN 37216		

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **BENJAMIN A. RILEY,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **BENJAMIN A. RILEY AND LAUREN ROOS RILEY, HUSBAND AND WIFE,** (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Section Three, McGaughey Heights, of record in Book 1835, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete description.

Being the same property conveyed to by Benjamin A. Riley, an unmarried man, by Warranty Deed from Paul William Vanstrum, by and through my Attorney-in-Fact, Richard Vanstrum an unmarried man, dated July 26, 2017, of record in Instrument No. 20170731-0077051, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as: 1212 Littonwood Drive, Nashville, TN 37216.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 20th day of April, 2020.

BENJAMIN A. RILEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **BENJAMIN A. RILEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 20th day of April, 2020.

Notary Public

My Commission Expires:

