Karen Johnson Davidson County
Batch# 394060 DEEDQC
04/30/2020 10:41:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200430-0045242

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 TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 27th day of April 2020.

Notary Public

My Commission Expires: 5-5-2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees 5880 Fredricksburg Drive Nashville, TN 37215	New Owner	104-11-3B-2.00

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, **Louis R. Feagles and Lois Wagstrom, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees of the Lou Feagles and Lois Wagstrom Community Property Trust** its 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 below:

Land in Davidson County, Tennessee, being Unit "B" , on the Horizontal Property Regime for 2116 Natchez Trace Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20151217-0127063, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Louis R. Feagles and Lois Wagstrom, husband and wife from Aspen Builders, LLC, a Tennessee limited liability company by Warranty Deed recorded June 30th, 2017 in Instrument No. 20170630-0065973, in the Register's Office of Davidson County, Tennessee.

This is property known as 2116-B Natchez Trace Nashville, TN 37212.

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 27th day of April 2020.

Louis R. Feagles

Lois Wagstrom

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis R. Feagles and Lois Wagstrom,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April 2020.

Notary Public

My Commission Expires: 5-5-2020

