Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 394198 DEEDQC
04/30/2020 01:32:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200430-0045423

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 14th day of April, 2020.

Notary Public

My Commission Expires: 05/03/2021

M ALEXANDRIA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gardner Bell and Jean Anne Tipps 3713 Whitland Avennue Nashville, TN 37205	New Owner	104-09-0-220.00

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, **Gardner Bell, married and Jean Anne Tipps, married** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Gardner Bell and Jean Anne Tipps, husband and wife** 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. 6 and the Northerly 100 feet front of Lot No. 29 on the Map of Myrtlewood, as of record in Book 547, page 106. Register's Office for said County.

Said Lot No. 6 is a triangular lot fronting 85 feet on the Southerly side of Whitland Avenue and running back 192 feet on the Easterly line and 209 feet on the Southwesterly line to a point in the North line of Lot No. 11, said point being 44 feet 6 inches West of the West line of Lot No.8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the Easterly side of Leonard Avenue and running back 209 feet on the Northeasterly line and 170 feet, more or less, on the Southwesterly line to the common corner of Lots Nos. 6 and 29, said corner being 44 feet 6 inches West of the West line of Lot No.8. Property.

Being the same property conveyed to Gardner Bell, unmarried and Jean Anne Tipps, unmarried, as joint tenants with right of survivorship by Warranty deed from Michael P. Tabor and wife, Karen D. Tabor of record in Instrument No. 20190425-0038286 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on April 25, 2019.

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 2019 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 24th day of April 2019.

Gardner Bell

Jean Anne Tipps

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gardner Bell and Jean Anne Tipps, the bargainors, 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 24th day of April 2019.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY