WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1.20.06055

Karen Johnson Davidson County
Batch# 394605 DEEDQC
05/01/2020 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200501-0045981

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Ste. 105
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Miso Hrgota and Chelsea A. King 775 Evening Avenue Antioch, TN 37013	New Owner	174-13-0A-140.00-CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2020.

Notary Public
My Commission Expires:
(Affix Seal)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **FRANO HRGOTA**, a married man (the "Grantor"), has bargained and sold, and by these presents does transfer and quitclaim to **MISO HRGOTA and CHELSEA A. KING**, husband and wife (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's interest in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision – Cluster Lot Option of record in Plat at Instrument No. 20150211-0012821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Miso Hrgota and Frano Hrgota and Chelsea A. King, as joint tenants with right of survivorship, by Warranty Deed dated June 6, 2019, and recorded as Instrument No. 20190607-0054949 on June 7, 2019, in the Register's Office of Davidson County, Tennessee.

This property was never the primary residence of Frano Hrgota

This is improved property known as: **775 Evening Avenue, Antioch, TN 37013**.

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 limitation, restrictions and encumbrances as may affect the premises.

[signatures appear on following page]

IN WITNESS WHEREOF, this instrument has been executed this the 24 day of April, 2020.

GRANTOR:

Frano Hrgota

FRANO HRGOTA

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **FRANO HRGOTA**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, this the 24th day of April, 2020.

Jim Myers

Notary Public
My Commission Expires:

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM