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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Suite 130**<br>**Nashville, Tennessee 37215**<br>**File No. 200426183**<br><br>Karen Johnson Davidson County<br>Batch# 400034 DEEDQC<br>05/14/2020 01:24:12 PM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20200514-0050206 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 11th day of May, 2020.<br><br>Notary Public<br>My Commission Expires: _____<br><br>HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 1, 2023 |

## QUITCLAIM DEED

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| Address New Owner:<br>Matthew McCue and Stephanie McCue<br>753B Lynwood Avenue<br>Nashville, TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>105-03-0O-001.00-CO |

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, **Matthew McCue and Stephanie Goodwin now known as Stephanie McCue, husband and wife** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Matthew McCue and Stephanie McCue, 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 Unit "A" , on the Horizontal Property Regime for Homes at 1114 2nd Avenue South, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20181121-0114705, 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 Matthew McCue and Stephanie Goodwin, joint tenants by Warranty deed from City Limits Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20190116-0004327 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 16, 2019.

Being the same property conveyed to Matthew McCue and Stephanie Goodwin, husband and wife by Quitclaim deed from Matthew McCue and Stephanie Goodwin, joint tenants of record in Instrument No. 20191218-0130510 Register's Office for Davidson County, Tennessee, dated

December 16, 2019 and recorded on December 18, 2019.

Stephanie Goodwin and Stephanie McCue being one and the same.

This is improved property known as 1114 2nd Avenue South A Nashville, Tennessee 37210.

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 11th day of May, 2020.

Matthew McCue

Stephanie Goodwin n/k/a Stephanie McCue

STATE OF TENNESSEE )
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Matthew McCue and Stephanie Goodwin now known as Stephanie McCue, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of May, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____