QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Charles E. Horton Jr.
Affiant

Subscribed and sworn to me on March 8th, 2020.

Gabrielle Hernandez
NOTARY PUBLIC

My Commission Expires: 09/19/2023

GABRIELLE HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles E. Horton Jr Monique D. Martin 3433 Chandler Cove Way Antioch, TN 37013	SAME AS NEW OWNER	173 16 0A 110.00

KNOW ALL MEN BY THESE PRESENTS that, Charles E. Horton, Jr. hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Charles E. Horton, Jr. and wife, Monique D. Martin,** hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to certain tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 168 on the Plan of Hidden Creek Phase 1 Section 1 Phase Two and Three Section 1 of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Horton, Jr., an unmarried person, by Warranty Deed from Christoph Haefliger and wife Karen Haefliger, dated August 29, 2012, of record in Instrument No. 20120831-0079021, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3433 Chandler Cove Way, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

GABRIELLE HERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WITNESS my hand on March 8, 2020.

Charles E. Horton Jr.
Charles E. Horton, Jr.

STATE OF Tennessee
COUNTY OF Rutherford

Before me personally appeared Charles E. Horton, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on March 8, 2020.

My Commission Expires: 09/19/2023

Gabrielle Hernandez
NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 400035 DEEDQC
05/14/2020 01:25:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200514-0050208

202005140050208

Certificate of Authenticity

I, John Cobb Rochford, 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, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY