Karen Johnson Davidson County
Batch# 402741 DEEDQC
05/19/2020 01:50:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200519-0052007

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215
File No. 200426180

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 11th day of May, 2020.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Matthew McCue and Stephanie McCue 753B Lynwood Avenue Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 105-06-4B-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, Homes At 753 Lynwood Drive, as shown on the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20161229-0136902 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lynwood Row, G.P. by Warranty deed from Ocie Ola Haynes, unmarried of record in Instrument No. 20170109-0002443 Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on January 09, 2017.

Being the same property conveyed to Matthew McCue by Warranty deed from Lynwood Row, GP of record in Instrument No. 20180626-0061639 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 26, 2018.

Being the same property conveyed to Matthew McCue and Stephanie Goodwin, husband and

wife by Quitclaim deed from Matthew McCue of record in Instrument No. 20191218-0130511 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 753B Lynwood Avenue A Nashville, Tennessee 37203.

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: _____