Karen Johnson Davidson County
Batch# 404520 DEEDQC
05/22/2020 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200522-0053324

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (APP)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Katie M. Sokol 102 Monticello Avenue Goodlettsville, Tennessee 37072	New Owner	034-09-0-142.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SETH D. RENTFROW**, a single man ("Grantor"), does hereby quitclaim and convey unto **KATIE M. SOKOL,** a single woman (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 102 Monticello Avenue, Goodlettsville, Tennessee 37072. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 15th day of May, 2020.

GRANTOR:

Seth D. Rentfrow

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the state and county mentioned, personally appeared Seth D. Rentfrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, in Hendersonville, Tennessee this 15th day of May, 2020.

Notary Public

JONI PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 7, 2023

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 15th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

JONI PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202005220053324

EXHIBIT A

Legal Description

Certain real property situated in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 6, on the plan of Gateway Subdivision, Section 2 which plat is of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Katie M. Sokol and Seth D. Rentfrow, by deed of record in Instrument 20180302-0019861, Register's Office for Davidson County, Tennessee.

This is improved property located at 102 Monticello Avenue, Goodlettsville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Charles W. Bone, 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, Kay M Tenpenny, a notary public for this county and state, Charles W. Bone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAY M. TENPENNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____.