THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215

File 20032607

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

KCN
Affiant

Subscribed and sworn to before me, this 12 day of May, 2020.

Notary Public

My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 405354 DEEDQC
05/22/2020 01:20:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200522-0053545

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Williams and Justin Corey William 8192 Settlers Way Nashville, TN 37221	New Owner	126-15-0A-148.00-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, **Nicole Guarino, n/k/a Nicole Williams, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nicole Williams and Justin Corey Williams, wife and husband,** 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 Lot No. 178 on the Plan of Section Three, Boone Trace at Biltmore of record in Plat Book 9700, Page (s) 758 and 759, 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 Nicole Guarino, a single woman by Warranty deed from Peter A. Nieman and Stacey A. Nieman, husband and wife of record in Instrument No. 20140311-0020416 Register's Office for Davidson County, Tennessee, dated March 06, 2014 and recorded on March 11, 2014.

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 12 day of May, 2020.

Nicole Guarino, n/k/a Nicole Williams

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 Nicole Guarino, n/k/a Nicole Williams, 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 12 day of May 2020.

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

Notary Public
My Commission Expires: _____