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

Karen Johnson Davidson County
Batch# 405355 DEEDQC
05/22/2020 01:24:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200522-0053547

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

KCN
Affiant

Subscribed and sworn to before me, this 21st day of May 2020

Notary Public

My Commission Expires: _____

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janine Ebach and Justin Ebach, 772 Beamon Drive Franklin, TN 37064	New Owner	147-01-0-171.00

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, **Justin Allen Ebach and Janine Dee Appleton, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Janine Ebach and Justin Ebach, 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 situated in Davidson County, Tennessee, and being Lot No. 220, Resubdivision of Lots 208 and 220, Section I, Caldwell Hall, as of record in Book 3106, Page 27, Register's Office for said County.

Said Lot No. 220 fronts 105 feet on the South side of West Longdale Drive, and runs back 127.53 feet on the East line of 171.4 feet on the West line to a dead line which is a broken line on which is measures 63 feet thereon.

Being the same property conveyed to Justin Allen Ebach and Janine Dee Appleton, husband and wife by Warranty deed from J. Tim Keller and Dixie K. Erhardt, as the Heirs and devisees of Billie J. Keller of record in Instrument No. 201902190014514 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 10, 2019. Justin Allen Ebach is a/k/a Justin Ebach and Janine Dee Appleton is n/k/a Janine Ebach.

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 21st day of May, 2020.

Justin Allen Ebach

Janine Dee Appleton

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 Justin Allen Ebach and Janine Dee Appleton, 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 21st day of May, 2020.



Notary Public
My Commission Expires: _____