Karen Johnson Davidson County
Batch# 405751 DEEDQC
05/26/2020 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200526-0054049

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 5th day of May, 2020.

Notary Public
My Commission Expires: 2-19-24

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jessica M. Boyles 509 E. Maple St. Madison, TN 37115	New Owner	043-13-0-139.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jessica M. Boyles, unmarried** ("Grantors"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Jessica M. Boyles, unmarried and Florian Steixner, unmarried, as Tenants in Common with Rights of Survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Tract No. One, Forest Park Acreage Tracts of record in Plat Book 843, Page 81, 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 Jessica M. Boyles, unmarried, by Warranty deed from Rock Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200512-0048986 **, Register's Office for Davidson County, Tennessee, dated May 5, 2020, and recorded on** 5-12-2020 **.**

This is improved property known as 509 E. Maple St., Madison, TN 37115.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 5th day of May, 2020.

GRANTORS:

Jessica M. Boyles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of May, 2020, before me personally appeared Jessica M. Boyles, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of May, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

