Karen Johnson Davidson County
Batch# 413596 DEEDQC
06/11/2020 02:45:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200611-0060006

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215
File No. 200426491

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 4th day of June, 2020.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas J. Divinnie and Rachael L. Divinnie 3612 Meadowbrook Avenue Nashville, TN 37205	New Owner	104 05 0 261.00

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, **Thomas J. Divinnie and Rachael L. Prusha now known as Rachael L. Divinnie, husband and wife** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Thomas J. Divinnie and Rachael L. Divinnie, 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 Lot No. 460 on the Plan of Richland Realty Co.'s Division "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Divinnie, a single man, and Rachael L. Prusha, a single woman, by General Warranty Deed from Tera Rica Murdock, of record in Instrument No. 20170515-0048097, in the Register's Office of Davidson County, Tennessee, dated May 09, 2017 and recorded on May 15, 2017.

Rachael L. Prusha and Rachael L. Divinnie being one and the same.

This is improved property known as 3612 Meadowbrook Avenue Nashville, Tennessee 37205.

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 4th day of June, 2020.

Thomas J. Divinnie

Rachael L. Prusha n/k/a Rachael L. Divinnie

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 Thomas J. Divinnie and Rachael L. Prusha now known as Rachael L. Divinnie, 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 4th day of June, 2020.

SHIRA KIMBREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT

Notary Public
My Commission Expires: _____