THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 414746 **DEEDQC**
06/15/2020 11:44:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200615-0060924

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 8th day of June, 2020.

Notary Public

My Commission Expires:

ABBY DENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryce J. Roberts and Katy E. Swartout 914A Delmas Avenue Nashville, TN 37216	New Owner	072-09-2M-001.00-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, **Bryce Roberts, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bryce J. Roberts and Katy E. Swartout, 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 Unit No. A, on the Plan of 914 Delmas Avenue Townhomes, a Horizontal property Regime with Private Elements, as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160318-0025891 and amended in Instrument No. 20160517-0049012, 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 Bryce Roberts, an unmarried man by Warranty deed from Legacy Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20170508-0045575 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 08, 2017.

Katy E. Swartout joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Bryce Roberts.

Being also known as 914A Delmas Avenue A Nashville, Tennessee 37216.

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 8th day of June 2019.

Bryce Roberts

Katy E. Swartout

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bryce Roberts and Katy E. Swartout, 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 8th day of June 2019.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

Notary Public
My Commission Expires: _____