THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 200526956

Karen Johnson Davidson County
Batch# 419229 DEEDQC
06/18/2020 01:11:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200618-0064366

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

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

Notary Public

My Commission Expires: _____

HOLLY DEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Brent Blane and Hayden Lash Blane 216 Cherokee Road Nashville, TN 37205	New Owner	103 12 0 056.00

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, **James Brent Blane and Hayden Lash Wyatt, n/k/a Hayden Lash Blane, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Brent Blane and Hayden Lash Blane, 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. 39, Block "I" on the Plan of Cherokee Park Third Section of record in Book 843, Pages 2 and 3, 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 James Brent Blane and Hayden Lash Wyatt, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Jeremiah Scott Barnhart and Holly Ruffin Barnhart, husband and wife, of record in Instrument No. 20180417-0036185, in the Register's Office of Davidson County, Tennessee, dated April 16, 2018 and recorded on April 17, 2018.

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 12th day of June 2020.

James Brent Blane

Hayden Lash Wyatt, n/k/a Hayden Lash Blane

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 James Brent Blane and Hayden Lash Wyatt, n/k/a Hayden Lash Blane, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of June 2020.

Notary Public
My Commission Expires: _____