THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 200526785

Karen Johnson Davidson County
Batch# 423319 **DEEDQC**
06/23/2020 07:51:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200623-0067122

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Notary Public

My Commission Expires: _____

HOLLY D. REES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Braden Manifold and Lindsay Manifold 405 McAdoo Avenue Nashville, TN 37205	New Owner	104 01 0K 001.00

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, **Braden Manifold and Lindsay Bennett, n/k/a Lindsay Manifold, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Braden Manifold and Lindsay Manifold, 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:

A Certain Parcel of Land located in Davidson County, Tennessee, Being Unit No. A of MCADOO COMMONS TOWN HOMES, as established under the Master Deed establishing McAdoo Commons Town Homes of record in Instrument Number 20120928-0088600, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed.

Being the same property conveyed to Braden Manifold, unmarried and Lindsay Bennett, unmarried as Tenants in Common with Rights of Survivorship, by Warranty Deed from Max Khazanov, married, of record in Instrument No. 20130320-0027531, in the Register's Office of Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013.

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 15th day of June 2020.

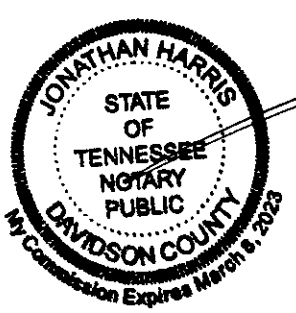
Braden Manifold

Lindsay Bennett, n/k/a Lindsay Manifold

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 Braden Manifold and Lindsay Bennett, n/k/a Lindsay Manifold, 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 15th day of June 2020.



Notary Public
My Commission Expires: _____