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

File 200325737
Karen Johnson Davidson County
Batch# 435482 **DEEDQC**
07/10/2020 01:50:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200710-0075606

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 9th day of July, 2020

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Thien and Amy Thien 7052 Meadow Ridge Circle Nashville, TN 37221	New Owner	155-16-0A-345.00-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, **James Thien, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James Thien and Amy Thien, 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. 71 on the Plan of Traceside, Section Nine, as of record in Instrument No. 200001030-000455, Register' s Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Thien, unmarried by Warranty deed from Cendant Mobility Relocation Company, a Delaware Corporation, formally known as, Cendant Mobility Government Financial Services Corporation, a Delaware Corporation of record in Instrument No. 20050926-0115590 Register's Office for Davidson County, Tennessee, dated September 19, 2005 and recorded on September 26, 2005.

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 9th day of July, 2020.

James Thien

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 Thien, 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 9th day of July, 2020.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires: _____