Karen Johnson Davidson County
Batch# 442787 DEEDQC
07/23/2020 12:08:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200723-0081136

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 200628134**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. KCN Affiant Subscribed and sworn to before me, this 17th 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: Joshua Douglas and Kathryn Sanders Dougl 208 Mayfair Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 103 12 0 201.00

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, **Kathryn Sanders Beesley Lessnau Douglas, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joshua Douglas and Kathryn Sanders Douglas, 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. 5, of Block F on the Plan of Cherokee Park of record in Plat Book 547, Page (s) 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Kathryn Sanders Beesley Lessnau Douglas, Married, by Quitclaim Deed from Kathryn Sanders Beesley Lessnau NKA Kathryn Sanders Beesley Lessnau Douglas, Married, of record in Instrument No. 20170118-0005648, in the Register's Office of Davidson County, Tennessee, dated January 09, 2017 and recorded on January 18, 2017. Kathryn Sanders Beesley Lessnau is a/k/a Kathryn Sanders Douglas.

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 17th day of July 2020.

Kathryn Sanders Beesley Lessnau

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 Kathryn Sanders Beesley Lessnau, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of July 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023