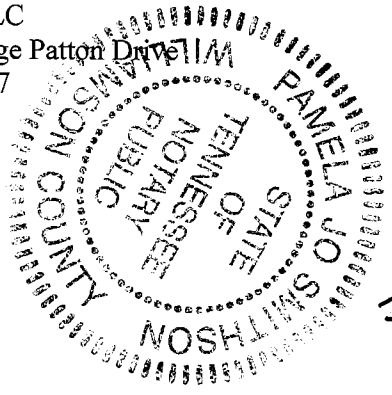
THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959




STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 7th day of Aug, 2020.

Notary Public
My Commission Expires: 3/13/22

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Matthew Combs and Rachel Combs<br>Joseph Combs and Karen Combs<br>1317 Riverwood Drive<br>Nashville, TN 37216 | New Owner | 061-12-0-113.00 |

Karen Johnson Davidson County
Batch# 452664 DEEDQC
08/07/2020 04:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200807-0088418

**INFORMATION FURNISHED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Matthew Combs, a married man and Joseph Combs and Karen Combs, husband and wife, all as joint tenants ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey to Matthew Combs and Rachel Combs, husband and wife, and Joseph Combs and Karen Combs, husband and wife, all as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66 and the Easterly 22 feet of Lot No. 65 on the Map of Eastdale Place of record in Book 547, Page 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said lot and said part of said lot adjoin and front 129.9 feet on the Northerly side if Riverwood Drive and run back between lines 200 feet on the East and West lines to a dead lien in the rear on which they measure 147.5 feet.

Being the same property conveyed to Matthew Combs, a married man and Joseph Combs and Karen Combs, husband and wife, all as joint tenants, by Warranty Deed from Lynn Kay Questell and Raymond N. Russell, III, wife and husband of record in Instrument No. 20200131-0011848 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

This is improved property, known as 1317 Riverwood Drive Nashville, Tennessee 37216

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 7th day of August, 2020.

**GRANTOR:**

Matthew Combs

**GRANTOR:**

Joseph Combs

**GRANTOR:**

Karen Combs

STATE OF Tennessee
COUNTY Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Combs, a married man, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2020.

Notary Public

My Commission Expires:
(SEAL)

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
November 20, 2023

STATE OF Kansas
COUNTY Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Combs and Karen Combs, husband and wife, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2020.

Notary Public

My Commission Expires: 06/30/2021
(SEAL)

NOTARY PUBLIC - State of Kansas
DESTINEE STEVENS
My Appt. Expires 06/30/21

# True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

