Karen Johnson Davidson County
Batch# 458448 DEEDQC
08/17/2020 01:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0092126

524-19

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of August, 2020.

Notary Public

Commission Expires 3-7-2023

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Brian Hochradel and Brittany Hochradel 2412A North 16th Street Nashville, TN 37206	Owner	072144O00100CO

O

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantees, **We, Daniel C. Hochradel II and Lynn M. Hochradel, husband and wife** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **Brian Hochradel and Brittany Hochradel, husband and wife,** (hereinafter called the "Grantees"), and Grantee's heirs, successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit A of the Homes at 2412 North 16th Street as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2412 North 16th Street, a horizontal property regime with private elements and no general common elements of record in Instrument #201711280121381, Register's Office for County, Davidson Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Brian Hochradel and Brittany Hochradel, husband and wife, and Daniel C. Hoshradel II and Lynn M. Hochradel, husband and wife, all tenants in common with right of survivorship, Deed dated May 31, 2019 recorded June 3, 2019 of record from Rice Property Management, LLC, a limited liability company in Instrument No. 20190603-0052669, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2412A North 16th Street, Nashville, TN 37206.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of August, 2020.

Daniel C. Hochradel, III, Grantor

Lynn M. Hochradel, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Daniel C. Hochradel, II and Lynn M. Hochradel, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signature to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 17 day of August, 2020.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires: 3-7-2023

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 herewith 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020