THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 460143 **DEEDQC**
08/19/2020 11:05:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200819-0093371

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 12th day of August, 2020.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Nicholas Allen McCollum and Megan Simmons McCollum 178 Shiaway Court Nashville, TN 37217	Send Tax Bills To: New Owner	Tax Information: 149-02-0F-040.00-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, **Nicholas A. McCollum and Megan Simmons McCollum f/k/a Megan D. Simmons, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Nicholas Allen McCollum and Megan Simmons McCollum, 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 Unit No. 40 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) of record in Instrument No. 20120606-0049559, as amended in Instrument No. 20141024-0098102 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas A. McCollum and Megan D. Simmons, husband and wife by Warranty deed from J2K Builders, LLC of record in Instrument No. 20170224-0018775 Register's Office for Davidson County, Tennessee, dated February 22, 2017 and recorded on February 24, 2017.

Being also known as 178 Shiaway Court 40 Nashville, Tennessee 37217.

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 12th day of August 2020.

Nicholas A. McCollum

Megan Simmons McCollum f/k/a Megan D. Simmons

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nicholas A. McCollum and Megan Simmons McCollum f/k/a Megan D. Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021