THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. M Pettigrew Affiant Subscribed and sworn to before me, this 3rd day of August, 2020. J Anderson Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

QUITCLAIM DEED

Address New Owner: Jon Edward Rickert, Jr. Ellen Sergent Rickert 2606 W Linden Ave Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104-15-0-127.00

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, **Ellen S. Rickert, married,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Jon Edward Rickert, Jr. and Ellen Sergent Rickert, husband and wife,** their successors and assigns all of her rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Resubdivision of Lot 6, Map of Sunset Park Subdivision, of record in Instrument No. 20121018-0095823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELLEN S. RICKERT, by deed from TIMOTHY CHARLES NUNEZ and JILL EL I SE NUNEZ, HUSBAND AND WIFE, of record in Instrument No. 20200622-0066924 , dated June 18, 2020 , said Register's Office.

Karen Johnson Davidson County
Batch# 460156 **DEEDQC**
08/19/2020 11:23:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200819-0093387

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 2020.

Ellen S. Rickert

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

Witness my hand and official seal at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024