QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 468360 DEEDQC
09/02/2020 10:30:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200902-0099708

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Cooper Vantrease	Franklin Symsy	161-16-0A-011.00
(NAME)	(NAME)	
121 Shadow Glen	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Vantrease, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **William Cooper Vantrease and Sarah Higgins Vantrease, husband and wife,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 11-E, Building 2, on the Plan of Townhomes of Shadow Glen, as shown on exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction of record in Instrument Number 20040317-0030572 and in Instrument Number 20040720-0086706, and as amended in Instrument Number 20050520-0056887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Vantrease, an unmarried man and Michael Vantrease, a married man from Hang Phan, an unmarried person by Warranty Deed on March 27, 2019, of record in Instrument Number 20190328-0027836, Register's Office for Davidson County, Tennessee. Further conveyed to Cindy S. Smith, Trustee, from William Vantrease and Michael Vantrease and then to William Vantrease, Michael Vantrease, and Sarah Higgins, as joint tenants with rights of survivorship by Quitclaim Deed on March 27, 2019, of record in Instrument Number 20190329-0028577, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 Shadow Glen Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 24th day of July, 2020.

Michael Vantrease

State of Tennessee
County of Davidson

Personally appeared before me Michael Vantrease, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of July, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202007082

