THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 200325611** Karen Johnson Davidson County Batch# 468422 DEEDQC 09/02/2020 12:28:05 PM 2 pgs Fees: $12.00 Taxes: $0.00 20200902-0099805	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27 day of ~~April~~ August, 2020. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 9, 2021

QUITCLAIM DEED

Address New Owner: Joseph Jenkins and Celia Jenkins 502 Foundry Drive Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 090 12 0 104.00

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, **Joseph Jenkins, married** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Joseph K. Jenkins and Celia Jenkins, 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 Lot No. 266 on the Plan of Charlotte Park, Section IV, as of record in Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Jenkins, an unmarried man, by Warranty Deed from John M. Hupka aka John Michael Hupka, unmarried, of record in Instrument No. 20160523-0051087, in the Register's Office of Davidson County, Tennessee, dated May 19, 2016 and recorded on May 23, 2016.

This is improved property known as 502 Foundry Drive Nashville, TN 37209.

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 27th day of April, 2020.

Joseph Jenkins

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 Joseph Jenkins, 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 27th day of ~~April~~ *August, 2020.

Notary Public
My Commission Expires: _____



