QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUG., 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Nashville Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Trautman	**Same**	**105094H00100CO**
(NAME)	(NAME)	
1015A Caldwell Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 469116 DEEDQC
09/03/2020 10:18:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200903-0100354

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAUREN TRAUTMAN, SINGLE("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MATTHEW TRAUTMAN, SINGLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, HOMES AT 1015 CALDWELL A VENUE, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20160914-0096758, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW TRAUTMAN AND LAUREN TRAUTMAN, BY WARRANTY DEED FROM MAGNESS GROUP, INC., OF RECORD IN INSTRUMENT NUMBER 20170420-0038946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MATTHEW TRAUTMAN AND LAUREN TRAUTMAN HAVING SINCE DIVORCED AS EVIDENCED BY FINAL DIVORCE DECREE AND MARITAL DISSOLUTION AGREEMENT, DOCKET NUMBER 19D-2118 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1015A Caldwell Avenue, Nashville, Tennessee 37204**

Witness our hands this the 20th day of August, 2020.

LAUREN TRAUTMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN TRAUTMAN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 day of August, 2020.

DEBRA ALEXANDER
NOTARY PUBLIC - STATE OF MICHIGAN
ALPENA COUNTY
My Commission Expires October 18, 2021

Notary Public

My Commission Expires: 10/18/21