Karen Johnson Davidson County
Batch# 470793 DEEDQC
09/04/2020 10:31:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200904-0101250

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 18th day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew L. Patton 944 9th Avenue South Nashville, TN 37203	New Owner	105073R001.00

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 **Andrew L. Patton, Married**(hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Andrew L. Patton and Margaret Patton, husband and wife,** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 533 Moore Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 533 Moore Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180206-0011839, in the Register's office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Andrew L. Patton by Warranty Deed from Francene Hereford, unmarried, of record in Instrument No. 20170804-0079901, in the Register's Office of Davidson County, Tennessee, dated August 01, 2017 and recorded August 04, 2017.

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 18th day of August, 2020.

Andrew L. Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew L. Patton with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2020.

Notary Public
My Commission Expires: _____

