**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Suite 150**
**Brentwood, TN 37027**

Karen Johnson Davidson County
Batch# 476079 DEEDQC
09/15/2020 11:39:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200915-0105141

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____

JAMES ... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMIS... EXPIRES MARCH 13 ...

**QUITCLAIM DEED**

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth Heldenbrand and Ramon Casarrubias<br>3929 Ivy Drive<br>Nashville, TN 37216 | New Owner | 073-01-0-198.00 |

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, **Elizabeth Heldenbrand, unmarried,,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elizabeth Heldenbrand, unmarried, and Ramon Casarrubias, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of her 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. 54 on the Plan of Sections Three and Four, Moss Rose Height of record in Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Heldenbrand, unmarried by Warranty deed from Maeven Miller and Christopher Miller, wife and husband, of record in Instrument No. 20200813-0090861, Register's Office for Davidson County, Tennessee.

Being also known as 3929 Ivy Drive Nashville, Tennessee 37216.

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 12th day of August 2020.

Elizabeth Heldenbrand

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elizabeth Heldenbrand, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of August 2020.

Notary Public
My Commission Expires: _____