THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 17th day of September, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 479800 DEEDQC
09/21/2020 11:05:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200921-0107844

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner: Shawn DeMers and April L. DeMers 6018 Ashland Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 144 15 0 051.00

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, **Shawn DeMers and April L. DeMers, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Shawn DeMers and April L. DeMers, 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. 431 on the Plan of Plan of Hillsboro Park, Section IV of record in Plat Book 2331, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southeasterly margin of Ashland Drive at the corner of lots 431 and 432; thence with the line between said lots, Southeasterly 285 feet to a comer of lot 430; thence with the line between lots 430 and 431; Southwesterly 221.2 feet to the Easterly margin of Stonehurst Drive; thence with the margin of the same, Northwesterly around a slight curve, 154.61 feet to the beginning of a curve,; thence around said curve Northerly 38.3 feet to the margin of Ashland Drive; thence with the margin of said Drive Northeasterly 151.5 feet to the point of beginning.

Being the same property conveyed to Shawn DeMers and April M. DeMers, husband and wife, by Warranty Deed from Daniel B. Clarke and Carolyn G. Clarke, of record in Instrument No. 20160111-0002472, in the Register's Office of Davidson County, Tennessee, dated January 08, 2016 and recorded on January 11, 2016. April M. DeMers being one in the same as April L. DeMers.

The purpose of this Quitclaim Deed is to correct the middle initial of April L. DeMers.

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 14th day of September 2020.

Shawn DeMers

April L. DeMers

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 Shawn DeMers and April L. DeMers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September 2020.

Notary Public
My Commission Expires:

