THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 200829250**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. KCR Affiant Subscribed and sworn to before me, this 23 day of September, 2020 Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Caleb Ryan Graves and Abigail Graves 4037 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132-01-0-121.00

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, **Caleb Ryan Graves and Abigail Robinson, now known as Abigail Graves**, (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Caleb Ryan Graves and Abigail Graves, 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. 55 on the Plan of Rolling Meadows of record in Book 1424, Pages 98 and 99, Registers Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Caleb R. Graves, unmarried and Abigail Robinson, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Paul J. Dehart and Rory C. Dicker, husband and wife, of record in Instrument No. 20160919-0098470, in the Register's Office of Davidson County, Tennessee, dated September 15, 2016 and recorded on September 19, 2016.

Abigail Robinson and Abigail Graves being one and the same. Abigail Robinson now known as Abigail Graves.

This is improved property known as: **4037 Outer Drive, Nashville, TN 37204**

Karen Johnson Davidson County
Batch# 485141 **DEEDQC**
09/29/2020 11:26:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200929-0111992

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 23 day of September, 2020.

Caleb Ryan Graves

Abigail Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Caleb Ryan Graves** and **Abigail Graves**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this ____ day of _____, 2020.

Notary Public

My Commission Expires: _____

