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

No Title Search was performed in the preparation of this Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.

Affiant

Subscribed and sworn to before me, this 5th day of ~~May~~ October 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 491359 DEEDQC
10/07/2020 10:38:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201007-0116223

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stan Bumgarner 2823 Blue Brick Dr. Nashville, TN 37214	New Owner	096 06 0 018.00

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, **Stan Bumgarner, unmarried, and Rhonda Bumgarner McKay unmarried,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to, **Stan Bumgarner, unmarried,** (hereinafter referred to as the "Grantee") his 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. 15 on the Plan of Clover Bottom Subdivision, Section One, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dina Bumgarner, unmarried, by Warranty Deed from Charles Walker, dated December 30, 2013, and recorded on January 3, 2014, in Instrument No, 20140103-0000768, in the Register's Office of Davidson County, Tennessee.

The said Dina Bumgarner now having been deceased on August 19, 2017, in Davidson County, Tennessee. The said Stan Bumgarner and Rhonda Bumgarner McKay being the sole heirs of Dina Bumgarner as set forth in Affidavits of Heirship of record in Instrument Nos. 20200424-0043264 and 202000423-0042874 in the Register's Office of Davidson County, Tennessee.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular 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 1st day of ~~May~~ September, 2020.

9-1-20

Stan Bumgarner

Rhonda Bumgarner McKay

Stan Bumgarner

9/29/20

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 Stan Bumgarner, the 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 at office, this 29 day ~~of May, 2020.~~ Sept, 2020

Notary Public

My Commission Expires: 9/6/2022

SUSAN R. GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Louisiana
~~COUNTY~~ PARISH OF EAST BATON ROUGE

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

Witness my hand and official seal at office, this 1st day of ~~May~~ September, 2020.

Notary Public

M. Janice Villarrabia
Bar Roll 28792
Notary
Commission for Life

My Commission Expires: death