(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 494158 DEEDQC
10/13/2020 09:18:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201013-0118624

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: William F. Blaufuss III

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:
William F. Blaufuss, III
3604 Meadowbrook Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
Same

MAP/PARCEL:
104-05-0-257.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM F. BLAUFUSS, II AND MARY ANN BLAUFUSS, HUSBAND AND WIFE,** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **WILLIAM F. BLAUFUSS, III AND WIFE, SARAH A. FAIRBANK,** (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 464 on the Map of Richland Realty Co's Division "C", of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to William F. Blaufuss, III and wife, Sarah A. Fairbank, by Warranty Deed from Lisa Beth Schultz and husband, Michael Barth Bressman, dated January 28, 2003, of record in Instrument No. 20030218-0020955, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to William F. Blaufuss, III and wife, Sarah A. Fairbank and William F. Blaufuss, II and Mary Ann

Blaufuss, husband and wife, by Quitclaim Deed from William F. Blaufuss, III and wife, Sarah A. Fairbank, dated November 13, 2015, of record in Instrument No. 20151119-0117544, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3604 Meadowbrook Avenue, Nashville, TN 37205.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this the 5th day of October, 2020.

WILLIAM F. BLAUFUSS, II

MARY ANN BLAUFUSS

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **WILLIAM F. BLAUFUSS, II AND MARY ANN BLAUFUSS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin (city), TN (state), this 5th day of October, 2020.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024