THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 200829857**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. KCJ Affiant Subscribed and sworn to before me, this 8 day of October, 2020. VAnderson Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 496419 **DEEDQC**
10/15/2020 10:50:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201015-0119883

QUITCLAIM DEED

Address New Owner: Matthew C. Felgendreher and Victoria Lynne Wallace 1230 Jefferson Davis Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 145 14 0 032.00

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, **Matthew C. Felgendreher, an married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Matthew C. Felgendreher and Victoria Lynne Wallace, 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. 190 on the Resubdivision of Lots 189 and 190 Tyne Valley Est. Sec. 10, Lot 13 Tyne Valley Est. Sec 15-Revised as of record in Instrument No. 20140516- 0042321, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Matthew C. Felgendreher, an unmarried man, by Warranty Deed from Alan J. McCracken and Jean B. McCracken, husband and wife, of record in Instrument No. 20170130-0009679, in the Register's Office of Davidson County, Tennessee, dated January 24, 2017 and recorded on January 30, 2017.

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 8th day of October 2020.

Matthew C. Felgendreher

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 Matthew C. Felgendreher, 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 8th day of October 2020.

Notary Public
My Commission Expires: _____

