THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Ste 203A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 499219 DEEDQC
10/20/2020 11:30:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0121996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Sarah Ramsden
Affiant

Subscribed and sworn to before me, this 13 day of October, 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:	Send Tax Bills To:	Tax Information:
Scott and Sarah Ramsden 1008 Dozier Place Unit B Nashville, TN 37216	New Owner	072-09-0-091

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, **Scott Thomas Ramsden, an unmarried man, and Sarah Kathleen Brown, an unmarried woman, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Scott Ramsden and Sarah Ramsden, husband and wife,** his/her 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 Unit B, together with a percentage interest in common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1008 Doizer Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170920-0096535 and amended in Instrument No. 20171019-0107358, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Thomas Ramsden, an unmarried man, and Sarah Kathleen Brown, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Chris Thomas Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20181128-0115999, in the Register's Office of Davidson County, Tennessee, dated November 26, 2018 and recorded on November 28, 2018.

Being a part of the same property conveyed to Chris Thomas Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald D. Reeves, unmarried, and Victoria R. Windoloski, unmarried, of record in Instrument No. 20170721-0073947, in the Register's Office of Davidson County, Tennessee, dated July 21, 2017 and recorded on July 21, 2017.

Sarah Kathleen Brown and Sarah Ramsden, being one in the same

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of October, 2020.

Scott Ramsden

Sarah Ramsden

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 Scott Ramsden and Sarah Ramsden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of October, 2020.

Notary Public

My Commission Expires:

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024