Karen Johnson Davidson County
Batch# 501364 DEEDQC
10/26/2020 08:50:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201026-0123508

THIS DOCUMENT PREPARED BY **Brian S. Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 21st day of October, 2020. Notary Public My Commission Expires: 3/7/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Geoffrey Newhall and Karen W. Newhall, as tenants by the entirety 1329 Madison Creek Road Goodlettsville, Tennessee 37072	SAME	062-13-042.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **I, Geoffrey Newhall**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Geoffrey Newhall and wife, Karen W. Newhall, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

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

This is improved property located at 1413 Cardinal Avenue, Nashville, TN 37216.

WITNESS my hand this 21st day of October, 2020.

Geoffrey Newhall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geoffrey Newhall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of October, 2020.

Notary Public

My Commission Expires: 1/6/2021

BRIAN S SHELTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Certain real property in the 15th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 12 of Block "A" of the Map of Country Club Estates, as follows:

Beginning on the Northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the Northwest corner of the property conveyed to W. H. Jordan by deed from Mike Kinnard Jordan and wife, of record in Book 1115, Page 152, said Register's Office thence with Nos. 1 and 2; thence with the Northwesterly line, of Lots Nos. 2 and 3, Northeastwardly 139 Feet to the corner of Lots Nos. 11 and 12; thence with the line between said TWO LOTS Westwardly 171.7 feet to the beginning.

Being the same property conveyed to Geoffrey Newhall from William D. Hulan, Constance A. Braden also known as Constance Hulan Braden, James Michael Hulan, and Timothy S. Hulan as all the heirs of William M. Hulan, Jr. and Constance Hulan Braden, Executrix of the Estate of William M. Hulan, Jr. of record in Instrument No. 20140519-0042902, Register's office for Davidson County, Tennessee, recorded May 19, 2014.