THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste 130** **Nashville, TN 37215** **File 200930008**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. KCR Affiant Subscribed and sworn to before me, this 29 day of October, 2020. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 508768 DEEDQC
11/04/2020 11:04:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201104-0129156

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Coleman Breland and Katherine Breland 3000 23rd Avenue South Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 117 02 0 174.00

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, **Katherine McDonald, n/k/a Katherine Breland, and Coleman Breland, wife and husband,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Coleman Breland and Katherine Breland, 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 16, Block 3, W. V. Davidson's Hillsboro Highlands Sections 2 and 3, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine McDonald, unmarried, and Coleman Breland, an unmarried man, as tenants with rights of survivorship, by Warranty Deed from Justin Albright and Rachel Ball Albright, husband and wife, of record in Instrument No. 20190506-0042087, in the Register's Office of Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019.

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 2021 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 29th day of October 2020.

Katherine McDonald, n/k/a Katherine Breland

Coleman Breland

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 Katherine McDonald, n/k/a Katherine Breland, and Coleman Breland, 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 29th day of October 2020.

Notary Public
My Commission Expires: _____