Karen Johnson Davidson County
Batch# 520796 DEEDQC
11/24/2020 01:14:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201124-0137939

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Patricia B. Bressman Affiant Subscribed and sworn to before me, this 17th day of November, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner: Phillip L. Bressman and Patricia B. Bressman 122 Abbeywood Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 131 06 0F 049.00

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, **Patricia B. Bressman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Phillip L. Bressman and Patricia B. Bressman, 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. 49 on the Plan of A Resubdivision of Lot 2, Tract II, Burton Hills and An Addition to the Village of Abbeywood, as of record in Plat 7900, Page 967 and 968, Register's Office for said County, to which plan reference is made for a more completed description.

Being the same property conveyed to Patricia B. Bressman, by Quitclaim Deed from Phillip L. Bressman, of record in Instrument No. 20050407-0038175, in the Register's Office of Davidson County, Tennessee, dated April 04, 2005 and recorded on April 07, 2005.

Being the same property conveyed to Phillip L. Bressman and wife, Patricia B. Bressman, by Warranty Deed from Mary Arnold Miller, Unmarried, of record in Instrument No. 20050302-0023070, in the Register's Office of Davidson County, Tennessee, dated February 28, 2005 and recorded on March 02, 2005.

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 17th day of November 2020.

Patricia B. Bressman

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 Patricia B. Bressman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ~~17th~~ day of November 2020.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022