THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 521884 DEEDQC
11/30/2020 08:28:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201130-0138664

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tyler Paul McCulloch 5504 Bon Air Circle Nashville, TN 37209	Owner	103-07-0-038.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ronnie Paul McCulloch**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Tyler Paul McCulloch**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 96**, on the Plan of Richland Meadows, Section 2, as shown on plat of record in Plat Book 2083, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tyler Paul McCulloch and Ronnie Paul McCulloch, as joint tenants with right of survivorship, by Warranty Deed from Elaine Denney and James Denney, filed on 01/12/2006, at Instrument No. 20060112-0004570, Davidson County Register of Deeds, as corrected by filing at Instrument No. 20080603-0056474, said Register's Office.

This is property commonly known as 5504 Bon Air Circle, Nashville, TN 37209.

Witness our hands, this 17th **day of** November, **2020:**

Ronnie Paul McCulloch

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal, this 17th day of November, **2020**:

Notary Public

My Commission Expires: 11/26/2023

CLAIRE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF November, **2020**:

Notary Public

My Commission Expires: 11/26/2023

CLAIRE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY