This instrument prepared by:
DLO Title, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration for this transfer is ZERO dollars ($0.00)

Affiant

E. Mannix
Notary public
Commission expires: 1-3-2023

Karen Johnson Davidson County
Batch# 532847 **DEEDQC**
12/14/2020 11:58:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201214-0146783

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, and its members and employees, harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Ryan Carr 222 Stockyard Street Unit #410 Nashville, TN 37201	SAME	118-02-0-078

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **Kevin Carr, married** ("Grantor") by these presents, does hereby quitclaim and convey unto **Ryan Carr, married** ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property in **DAVIDSON** County, Tennessee (the "Property"), described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Map of Kirkwood Heights, Section 5 of record in Plat Book 1130, Page 22, 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 Ryan Carr, unmarried, and Kevin Carr, unmarried, by Kevin Carr, unmarried, as tenants in common by Warranty deed from John Farmer III of record as Instrument No. 20110317-0020922 in Register's Office for Davidson County, Tennessee, dated March 10, 2011 and recorded on March 17, 2011.

This is improved property known as **821 Dewees Avenue, Nashville, TN 37204**.

This conveyance subject to all lawful matters of record. Kevin Carr affirms and swears under penalty of perjury that neither he nor his wife ever resided in the Property.

WITNESS MY HAND as of the date set forth below.

Grantor:

Kevin Carr 11-4-2020 **Date**

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public for said State, **Kevin Carr**, the within named Grantor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 9 day of November, 2020.

NOTARY PUBLIC
My Commission Expires: _____

Omar Carmona
COMMISSION # GG253336
EXPIRES: August 28, 2022
Bonded Thru Aaron Notary