Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 537046 DEEDQC
12/17/2020 11:11:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149386

**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-.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2020.

Notary Public

My Commission Expires: 05/03/2021

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARIS MENDL

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Steven Anderson and Courtney Stabingas Anderson<br>1212A Pennock Avenue<br>Nashville, TN 37207 | New Owner | 071-15-0G-001.00-CO |

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, **Steven Connell Anderson, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Steven Connell Anderson and Courtney Stabingas Anderson, husband and wife,** their heirs and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 1212 A, 1212 Pennock Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on the plat of record in Instrument No. 20170110-0002601 in the Register's Office, Davidson County Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 2020 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 7th day of December, 2020.

Steven Connell Anderson

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Steven Connell Anderson, 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 7th day of December, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022