THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 Karen Johnson Davidson County Batch# 539462 **DEEDQC** 12/21/2020 12:53:18 PM 3 pgs Fees: $17.00 Taxes: $0.00 20201221-0151216	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Joseph David Curtis JOSEPH DAVID CURTIS, AFFIANT Subscribed and sworn to before me, this 8th day of December 2020. Shelly Salva NOTARY PUBLIC My Commission Expires: 3/1/2023 SHELLY SALVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOSEPH CURTIS and LAURA BAILEY-CURTIS, CO-TRUSTEES 6169 Hampton Hall Way Hermitage, TN 37076	New Owner	Map and Parcel No.: 98-5-A-29CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Joseph David Curtis and Laura Bailey-Curtis, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Joseph Curtis and Laura Bailey-Curtis, Co-Trustees of the Curtis Joint Revocable Trust, created October 29, 2020. its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 6169 Hampton Hall Way, Hermitage, TN 37076, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Section One, Hampton Hall, of record in Book 9700, Pages 290 and 291, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

THIS conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Joseph David Curtis (one and the same as Joseph Curtis) and Laura Bailey-Curtis, husband and wife, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, by Warranty Deed recorded in the Register's Office of said county and state at Book 11440, Page 523.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

This quitclaim deed is executed in compliance with Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of December 2020.

Joseph David Curtis

Joseph David Curtis, Grantor

Laura Bailey Curtis

Laura Bailey-Curtis, Grantor

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 **Joseph David Curtis**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of December 2020.

Shelly Salva

Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Laura Bailey-Curtis**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of December 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/1/2023

