Karen Johnson Davidson County
Batch# 543199 DEEDQC
12/29/2020 11:32:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201229-0154109

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 201031295**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of December, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

QUITCLAIM DEED

Address New Owner: Patrick B. Howell, Sr. and Gretchen Howell 416 Oakleigh Hill Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 159-01-0-038.00

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, **Gretchen D. Howell and Patrick B. Howell, as Trustees of the Howell Family Residence Trust, Under Agreement dated January 28, 2019** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to **Patrick B. Howell, Sr. and Gretchen Howell, husband and wife, as joint tenants,** 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:

Real Property in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hound's Run, of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gretchen D. Howell and Patrick B. Howell, Trustees of the Howell Family Residence Trust, Under Agreement dated January 28, 2019, by Quitclaim Deed from Gretchen D. Howell and Patrick B. Howell, wife and husband, of record in Instrument No. 20190130-0008833, in the Register's Office of Davidson County, Tennessee, dated January 28, 2019 and recorded on January 30, 2019.

This is improved property known as 416 Oakleigh Hill, Nashville, TN 37215.

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, 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 21st day of December, 2020.

The Howell Family Residence Trust, Under Agreement dated January 28, 2019

, trustee

By: Gretchen D. Howell, Trustee

, TRUSTEE

By: Patrick B. Howell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gretchen D. Howell and Patrick B. Howell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of the Howell Family Residence Trust, Under Agreement dated January 28, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 21st day of December, 2020.

Notary Public
My Commission Expires: _____

