Karen Johnson Davidson County
Batch# 544095 DEEDQC
12/31/2020 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201231-0155297

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Christopher A. Dornbusch 1011 Monroe Street Nashville, TN 37208	New Owner	081-16-0-200.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Coffin*, a married woman,** by these presents does hereby quitclaim and convey unto **Christopher A. Dornbusch, unmarried,** his heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of McGavock's Town North Nashville of record in Plat Book 21, Page 23, 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 Christopher A. Dornbusch and Michael T. Beasley, unmarried by Warranty deed from Jonathan C. Grindol and Amanda R. Grindol, husband and wife of record in Instrument No. 20100401-0024330 Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on April 1, 2010.

Being the same property conveyed to Christopher A. Dornbusch, unmarried and Jennifer Coffin, married, as tenants in common by Quitclaim Deed from Michael T. Beasley, unmarried and Christopher A. Dornbusch, unmarried of record in Instrument No. 20180720-0071107 Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded on July 20, 2018.

**Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

Being also known as 1011 Monroe Street, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of December, 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

J. BRANDON MILLER
NOTARY PUBLIC
TENNESSEE
My Comm. Exp. May 2, 2022
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of December, 2020.

Jennifer Coffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jennifer Coffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 22nd day of December, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022