Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James N. Deppen and Cathy A. Deppen 3510 Lealand Lane Nashville, Tennessee 37204	**Map & Parcel 11809018700**	**Same**

Karen Johnson Davidson County
Batch# 544733 **DEEDQC**
01/04/2021 02:44:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210104-0000822

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James N. Deppen** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **James N. Deppen and Cathy A. Deppen, husband and wife,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being part of Lot No. 23 on the plan of Noelton, not of record, described according to a survey made by W.B. Southgate, Surveyor, April 6, 1936, as follows:

Beginning on the easterly margin of Lealand Avenue (formerly 10th Avenue South) at a point 200 feet south of the southerly margin of Woodmont Boulevard or Avenue; thence with the easterly margin of Lealand Avenue, South 11 deg. West 100 feet to an iron pin; thence, South 84 deg. East 217.8 feet to an iron pin; thence, North 9 deg. East 100 feet to an iron pin; thence, North 84 deg. West 214.2 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 28th day of December, 2020.

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/7/23

Being the same property conveyed to James N. Deppen, a married man from Cathy A. Deppen, a married woman, by Quitclaim Deed of record in Instrument No. 20090226-0016986, Register's Office of Davidson County, Tennessee.

This is property known as **3510 Lealand Lane, Nashville, Davidson County, Tennessee 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 28th day of December, 2020.

James N. Deppen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 28th day of December, 2020.

Notary Public

My Commission Expires:
3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY