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 23 day of December, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 546378 DEEDQC
01/05/2021 10:40:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210105-0001428

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022 TARA JONES

QUITCLAIM DEED

Address New Owner: Franklin Drummond and wife, Deena Drummond 4340 Beekman Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 130-15-0-013.00

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, **Franklin J. Drummond, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Franklin J. Drummond and wife, Deena Drummond,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 180 feet on the Northerly side of Beekman Drive and extends back 353.7 feet on the Westerly line and 406.3 feet on the Easterly line to a dead line, measuring 307 feet thereon.

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 2021 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 23 day of December, 2020.

Franklin J. Drummond

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 Franklin J. Drummond, 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 23 day of December, 2020.

Notary Public
My Commission Expires: SHIRA KINGREY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021