Karen Johnson Davidson County
Batch# 547831 DEEDQC
01/06/2021 09:38:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210106-0002275

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

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

QUITCLAIM DEED

Address New Owner: Kristen Beal and Kenneth Glen Williams 7640 Kemberton Drive East Nolensville, TN 37135-4035	Send Tax Bills To: New Owner	Tax Information: 186-04-0A-138.00-CO

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, **Kristen Joyce Beal n/k/a Kristen Beal. married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kristen Beal and Kenneth Glen Williams, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Final Plat, Burkitt Place, Phase 2G of record in Plat at Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, 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 Kristen Joyce Beal, single woman by Warranty deed from Matthew Burns and Stephanie B. Burns, husband and wife of record in Instrument No. 20190830-0087536 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on August 30, 2019.

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 2020 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 29th day of December 2020.

Kristen Joyce Beal n/k/a Kristen Beal

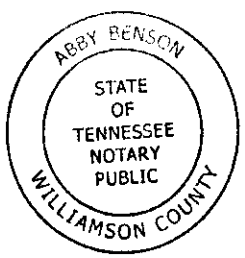
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kristen Joyce Beal n/k/a Kristen Beal, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of December 2020.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
DECEMBER 15, 2021