Karen Johnson Davidson County
Batch# 549150 DEEDQC
01/07/2021 09:46:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210107-0003154

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The actual consideration for this transfer is: $-0-.

Affiant

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

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan S. Forrester 218 Carriage Drive Nashville, TN 37221	New Owner	142 02 0 151.00

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, **Tyler A. Banks, an unmarried woman and Nathan S. Forrester, an unmarried man, a tenants in common with full rights of survivorship** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nathan S. Forrester and Tyler A. Bank, husband and wife** 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. 169, on the Cross Timbers, Section 4, of record in Book 4175, Page 54, and Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler A. Banks, an unmarried woman and Nathan S. Forrester, an unmarried man, as tenants in commons with full rights of survivorship, by Warranty Deed from Catalino Moreno, Jr. and Geraldine D. Moreno, husband and wife, of record in Instrument No. 20150129-0008523, in the Register's Office of Davidson County, Tennessee, dated January 28, 2015 and recorded on January 29, 2015.

This is improved property known as: **218 Carriage Drive, Nashville, TN 37221**

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 22 day of December, 2020.

Tyler A. Banks

Nathan S. Forrester

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 Tyler A. Banks and Nathan S. Forrester, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of December, 2020.

Notary Public
My Commission Expires:

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