Karen Johnson Davidson County
Batch# 556023 DEEDQC
01/19/2021 11:52:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210119-0007786

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. KCR Affiant Subscribed and sworn to before me, this 15th day of January 2021. JAnderson Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Anthony Patrick Hughes, Jr. and Kristin Allen Hughes 4505 Harpeth Hills Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 130-11-0-074.00

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, **KATE ROSENTHAL, TRUSTEE OF THE 4505 HARPETH HILLS TRUST, DATED AUGUST 12, 2020,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Anthony Patrick Hughes, Jr. and Kristin Allen Hughes, 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(s) 3 , in Block "G", as shown on the map entitled Tyne Meade Section III, of record in Plat Book 1424, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATE ROSENTHAL, TRUSTEE OF THE 4505 HARPETH HILLS TRUST, DATED AUGUST 12, 2020, by deed from CLARENCE TAYLOR and STEWART R. TAYLOR, HUSBAND AND WIFE, of record in instrument No. 20200821-0094602, dated August 12, 2020, said Register's Office.

Grantor covenants that they are lawfully seized and possess said real property in fee simple and have a good right to convey it.

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 15th day of January 2020.

The 4505 Harpeth Hills Trust

BY: Kate Rosenthal, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The 4505 Harpeth Hills Trust Dated August 12, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of January, 2021.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____