Karen Johnson Davidson County
Batch# 558966 DEEDQC
01/22/2021 12:29:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210122-0009886

STATE OF TN
COUNTY OF Davidson

QUITCLAIM DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Shaun Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2021.

Notary Public

COMMISSION EXPIRES: Nov 8, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Shaun Combs	**Shaun Combs**	**147-06-0-099.0**
(Name) **4815 Milner Drive**	**4815 Milner Drive**	
(Address) **Nashville, TN 37211**	**Nashville, TN 37211**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Shaun Combs, a married man,** hereinafter referred to as Grantor, hereby quitclaims to **Shaun Combs and Patricia Combs, Husband and Wife**, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, Pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to **Shaun Combs, an unmarried man** by Warranty Deed from **Michael Nolen Rust and Keely Rust, Husband and Wife**, of record in Instrument Number 20191118-0118610, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019.

This is Improved Property commonly known as: 4815 Milner Drive, Nashville, TN 37211

***Shaun Combs and Patricia Combs having since been married on October 4, 2020.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 20 day of January, 2021.

Shaun Combs
Shaun Combs

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shaun Combs**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 20th day of January, 2021.

NOTARY PUBLIC
My commission expires: Nov 8, 2021