Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this _____ day of January, 2021.

Notary Public

My Commission Expires: ___

Karen Johnson Davidson County
Batch# 561894 DEEDQC
01/27/2021 09:49:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210127-0011951

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Simone Metzger and Brian Metzger 328 54th Avenue North Nashville, TN 37209	New Owner	091 15 0E 009.00

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, **Simone Metzger, a Married Woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Simone Metzger and Brian Metzger, wife and husband,** 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 Unit No. 9, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions as recorded at Instrument No. 20140213-0012916, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Simone Metzger, a Married Woman, by Warranty deed from Madeline Semple, Married and James D. Shulman, Married, of record in Instrument No. 20190923-0096310, in the Register's Office of Davidson County, Tennessee, dated September 16, 2019 and recorded on September 23, 2019.

Being the same property conveyed to Madeline Shulman, a Single Woman and James D. Shulman, Married as Tenants in Common with Rights of Survivorship, by Warranty deed from Richland Station, LLC, of record in Instrument No. 20160302-0019792, in the Register's Office of Davidson County, Tennessee, dated March 1, 2016 and recorded on March 2, 2016.

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.

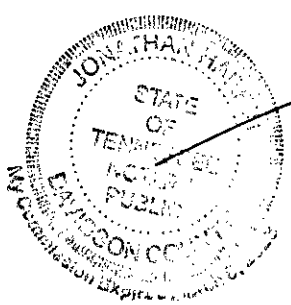
IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January 2021.

Simone Metzger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Simone Metzger, 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 21st day of January 2021.



Notary Public
My Commission Expires: _____