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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Suite 130**<br>**Nashville, Tennessee 37215**<br>**File No. 210132795**<br><br>Karen Johnson Davidson County<br>Batch# 570830 **DEEDQC**<br>02/09/2021 10:25:12 AM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20210209-0018361 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br>Subscribed and sworn to before me, this 7 day of January, 2021.<br><br>Notary Public<br>My Commission Expires: |

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7 2024

## QUITCLAIM DEED

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| Address New Owner:<br>Daniel Kunkel and Molly M. Kunkel<br>2920 Western Hills Drive<br>Nashville, TN 37214 | Send Tax Bills To:<br>New Owner | Tax Information:<br>062-11-0-002.00 |

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, **Daniel Kunkel and Molly Povolny now known as Molly M. Kunkel, both unmarried as Tenants in Common with Rights of Survivorship,** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **Daniel Kunkel and Molly M. Kunkel, 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. 177 on the Plan of Section 5, Sutherland Heights of record in Plat Book 9830, Page 158, 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 Daniel Kunkel and Molly Povolny, both unmarried as tenants in common with rights of survivorship, by Warranty Deed from John L. Eslick, Jr., unmarried, of record in Instrument No. 20150602-0051371, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 2, 2015.

Molly Povolny and Molly M. Kunkel being one and the same person.

This is improved property known as 2920 Western Hills Dr., Nashville, Tennessee 37214.

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 conveyed with any liens, 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 ____ day of January, 2021.

Daniel Kunkel

Molly Povolny NKA Molly M. Kunkel

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 Daniel Kunkel and Molly Povolny NKA Molly M. Kunkel, the bargainors, 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 2 day of January, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024