THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **CRT FILE: 210133046**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. M Fitzpatrick Affiant Subscribed and sworn to before me, this 17th day of February, 2021 Jenderson 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: April D. Philpot and Helene Finto Maddux 2532 Devon Valley Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 142-16-0D-022.00 CO

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, **April D. Philpot, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **April D. Philpot and Helene Finto Maddux, a married couple,** their heirs and assigns, all of her 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) 70, as shown on the map entitled Final Plat Devon Valley Phase 1, of record in Plat Book 7900, page 458, 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 APRIL D. PHILPOT, by deed from GORDON A. MOREAU AND WIFE, JULIA ANN MOREAU, of record in Instrument No. 20031103-0160888, dated October 24, 2003 said Register's Office.

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.

Karen Johnson Davidson County
Batch# 581614 **DEEDQC**
03/02/2021 01:24:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210302-0026683

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February 2021.

APRIL D. PHILPOT

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 APRIL D. PHILPOT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of February 2021.

Notary Public
My Commission Expires: _____

