Karen Johnson Davidson County
Batch# 592580 DEEDQC
03/16/2021 11:29:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210316-0034629

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-. Affiant Subscribed and sworn to before me, this 15th day of March, 2021. Notary Public My Commission Expires:

KARA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Stephen G. Buchanan 6113 Hickory Valley Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 103-13-0-049

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, **Stephen G. Buchanan and Marie G. Buchanan now known as Marie Guyer, both unmarried,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Stephen G. Buchanan, unmarried,** his 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. 114, on the Plan of Hillwood Estates Section 7, as shown on plat of record in Plat Book 2133, Page 90, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen G. Buchanan and wife, Marie G. Buchanan from William V.B. Webb and wife, Nancy G. Webb by Warranty Deed recorded on October 17th, 2005 in Instrument No. 20051017-0124715, in the Register's Office of Davidson County, Tennessee.

Stephen G. Buchanan and Marie G. Buchanan now being divorced. Marie G. Buchanan is now known as Marie Guyer.

This is improved property known as 6113 Hickory Valley Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, 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 4th day of March 2021.

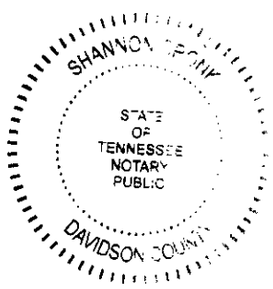
Stephen G. Buchanan

Stephen G. Buchanan

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 **Stephen G. Buchanan**, 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 4 day of March 2021.



Shannon Cook

Notary Public
My Commission Expires: May 7, 2024

My Commission Expires
May 7. 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of March 2021.

Marie G. Buchanan NKA Marie Guyer

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 **Marie G. Buchanan NKA Marie Guyer**, 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 4 day of March 2021.

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 07092022