THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 597987 DEEDQC
03/23/2021 12:31:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210323-0038232

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of March, 2021.

Notary Public

My Commission Expires: 05/03/2021

ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew James Downing Jr and Molly Campbell Downing 410 Brook Hollow Road Nashville, TN 37205	New Owner	115-15-0-047.00

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, **Andrew James Downing Jr, and Molly Stuart Campbell nka Molly Campbell Downing, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Andrew James Downing Jr, and Molly Campbell Downing, 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. 123 on the Plan of West Meade Farms Inc, Section F of record in Plat Book 1835, Page 71, 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 Andrew James Downing Jr, an unmarried man and Molly Stuart Campbell, an unmarried woman as joint tenants with right of survivorship by Warranty deed from Kyle R. McGavin and Allison R. McGavin, husband and wife of record in Instrument No. 20180815-0080963 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 15, 2018.

Being also known as 410 Brook Hollow Road Nashville, Tennessee 37205.

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 2020 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 16 day of March, 2020.

Andrew James Downing Jr,

Molly Campbell Downing

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Andrew James Downing Jr and Molly Campbell Downing, 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 16 day of March 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022