THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 607342 DEEDQC 04/06/2021 10:51:26 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210406-0044787	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of March, 2021. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: John Eubank 5664 Oakes Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 171-02-0-011.00

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, **John Eubank and wife, Lisa Blount Eubank,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **John Eubank,** 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:

Being Lot No. 7 on the plan of Resubdivision of Lots land 3-7, Section4, Highlands of Brentwood, of record in Plat Book 5800 Page 232, Register's Office for Davidson County, Tennessee, as follows, to wit:

Said Lot No. 7 irons 107.00 feet on the Easterly margin of Oakes Drive and extends back 217.12 feet on the Northerly line and 240.82 feet on the Southerly line to a deadline in the rear, measuring 97.79 feet thereon.

Being the same property conveyed to John Eubank and wife, Lisa Blount Eubank by Quitclaim deed from John Eubank of record in Instrument No. 20200723-0080808 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 23, 2020.

Being also known as 5664 Oakes Drive Brentwood, Tennessee 37027.

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 30th day of March 2021.

John Eubank

Lisa Blount Eubank

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 John Eubank and Lisa Blount Eubank, 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 30th day of March 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
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