Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 612207 **DEEDQC**
04/12/2021 10:52:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210412-0048038

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2021.

Notary Public

My Commission Expires: KARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Franklin Petr and Seanna Petr 1119 Richmond Drive Nashville, TN 37206	New Owner	061-08-0-001.00-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, **Franklin Petr, married and Jennifer C. Petr, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Franklin Petr and Seanna Petr, 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. 10 on the Plan of Section One King Subdivision of record in Plat Book 1130, Page 94, 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 Franklin Petr and Jennifer C. Petr, by Warranty deed from Deborah Ann Wrenn Whitlock, Executrix of the Estate of Jean Bates Wrenn of record in Instrument No. 20190730-0074994 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on July 30, 2019.

Being also known as 1119 Richmond Drive Nashville, Tennessee 37206.

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 3rd day of April 2021.

Jennifer C. Petr

Franklin Petr

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jennifer C. Petr, 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 03 day of April 2021.



Notary Public
My Commission Expires: 3.6.24

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Franklin Petr, 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 03 day of April 2021.



Notary Public
My Commission Expires: 3.6.24