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

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-11-2024

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 26 day of April, 2021.

Notary Public

My Commission Expires: _

Karen Johnson Davidson County
Batch# 627337 DEEDQC
05/03/2021 10:34:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210503-0058812

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andre Allen Petrus and Caeley Petru 6704 Sugar Hill Drive Nashville, TN 37211	New Owner	181 01 0A 074.00

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, **Andre Allen Petrus, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Andre Allen Petrus and Caeley Petrus, 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:

Being Lot No. 203 on the Plan of Section One, Sugar Valley, a Planned Unit Development, of record in Plat Book 9700, Page(s) 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andre Allen Petrus, unmarried, by Warranty Deed from Barbara L. Hendrix, a married woman, of record in Instrument No. 20130829-0091250, in the Register's Office of Davidson County, Tennessee, dated August 23, 2013 and recorded on August 29, 2013.

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 26th day of April 2021.

Andre Allen Petrus

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 Andre Allen Petrus, 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 26th day of April 2021.

Notary Public
My Commission Expires: _____

