THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 210233451**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Jack W. Purcell and Lisa Purcell 502 Chesterfield Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104 10 0 168.00

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, **Jack W. Purcell, married,,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jack W. Purcell and Lisa Purcell, 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 Nos. 133 and 134 on the map showing Dr. R. F. Grizzard's unrecorded subdivision of part of the Bosley Tract, described according to a survey made by Erle Drake, October 10, 1930, as follows:

Beginning on the Northeasterly margin of Chesterfield Avenue, 685 feet Southeasterly from the Southeasterly margin of Marlborough Avenue, thence with the Northeasterly margin of said Chesterfield Avenue, Southeastwardly 140 feet, thence at right angles, Northeastwardly 180 feet; thence at right angles Northwestwardly 140 feet; thence at right angles Southeastwardly 180 feet to the beginning.

Being the same property conveyed to Jack W. Purcell, by Quitclaim Deed from Tia Marie Sillers-Purcell, of record in Instrument No. 20010215-0014721, in the Register's Office of Davidson County, Tennessee, dated January 24, 2001 and recorded on February 15, 2001.

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.

Karen Johnson Davidson County
Batch# 643041 DEEDQC
05/24/2021 10:49:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210524-0069909

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 27th day of April 2021.

Jack W. Purcell

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 Jack W. Purcell, 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 20th day of April, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public
My Commission Expires: 5/7/2024