Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills, Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 663090 DEEDQC
06/23/2021 11:11:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210623-0084802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

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

MARK LUBBERS
Affiant

Subscribed and sworn to before me, this 22 day of June, 2021..

Notary Public

My Commission Expires: _____

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle Maldonado and Mark Lubbers 9259 Berwyn Ct Brentwood TN 37027	New Owner	093 11 0A 105.00

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, **Michelle Maldonado, an unmarried woman** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michelle Maldonado and Mark Lubbers, wife and husband** 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 Unit No. 105 on the Revised Academy Square, of record in Book 5200, Page 614, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle Maldonado, an unmarried woman, by Warranty Deed from Kim T Avarello, an unmarried woman, of record in Instrument No. 20190307-0020831, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019 and recorded on March 07, 2019.

This is improved property known as: **105 Academy Square, Nashville, TN 37210**

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 22 day of June, 2021.

Michelle Maldonado

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 Michelle Maldonado, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of June, 2021.

Notary Public
My Commission Expires: _____

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