THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210535090

Karen Johnson Davidson County
Batch# 666179 DEEDQC
06/28/2021 10:38:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210628-0087066

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 21st. 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:
David Maddox and Josephine Bahn 5362 Trousdale Drive Nashville, TN 37220	New Owner	160 08 0 015.00

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, **Josephine Bahn, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **David Maddox and Josephine Bahn, 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, TN, being Lot No. 7 on the Plan of Broadwell Acres, of record in Plat Book 2663, Page 118, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Josephine Bahn, unmarried, by Warranty Deed from Samuel H. Galloway and wife, Barbara Ann Galloway, of record in Instrument No. 20040429-0048805, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded on April 29, 2004.

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 21st day of June 2021.

Josephine Bahn

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 Josephine Bahn, 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 21st day of June 2021.

Notary Public
My Commission Expires: _____

