QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 677887 DEEDQC
07/16/2021 09:29:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210716-0095657

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April 2021

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew A Mantz and Melissa A Gregory	**Same**	
(NAME)	(NAME)	**155030D06300CO**
6900 Harpeth Glen Trace		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW ALAN MANTZ AND KENNETH ALAN MANTZ ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW ALAN MANTZ AS TO A 75% UNDIVIDED FEE SIMPLE INTEREST AND MELISSA A GREGORY AS TO A 25% UNDIVIDED FEE SIMPLE INTERST, TOGETHER AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63, ON THE PLAN OF SECTION 1, ALLENS GREEN, FILED OF RECORD IN PLAT BOOK 7900, PAGE 632, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW ALAN MANTZ AN UNMARRIED INDIVIDUAL AND KENNETH ALAN MANTZ, A MARRIED INDIVIDUAL, BY WARRANTY DEED FROM JENNIFER L. AUSTIN, AN UNMARRIED INDIVIDUAL, OF RECORD IN INSTRUMENT NUMBER 20131016-0108218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6900 Harpeth Glen Trace, Nashville, TN 37221**

Witness our hands this the 14 day of April, 2021.

MATTHEW ALAN MANTZ

KENNETH ALAN MANTZ

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW ALAN MANTZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of April, 2021.

Notary Public
My Commission Expires: 10/21/2023

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH ALAN MANTZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of April, 2021.

Notary Public
My Commission Expires: 10/21/2023