THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 698337 DEEDQC
08/16/2021 12:15:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210816-0110343

STATE OF TENNESSEE)
~~COUNTY OF WILLIAMSON)~~

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

Affiant

Subscribed and sworn to before me, this 9th day of August, 2021.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth Bryan Hall and Jana McCullough 1413 Woodland Street Nashville, TN 37206	New Owner	083-09-0-410.00

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, **Kenneth B. Hall, unmarried and Fred B. Hall and wife, Mary Anne Hall** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Kenneth Bryan Hall, unmarried, and Jana McCullough, unmarried as joint tenants with right of survivorship,** 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, Tennessee, being Lot No. 7 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth B. Hall by Warranty deed from Kevin M. Akins and wife, Martha D. Akins of record in Instrument No. 20030409-0047336 Register's Office for Davidson County, Tennessee, dated April 07, 2003 and recorded on April 09, 2003.

Being the same property conveyed to Brenda Franks Hale, Trustee by Quitclaim Deed from Kenneth B. Hall, unmarried of record in Instrument No. 20120703-0058338, Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on July 03, 2012 and within the same deed the said Brenda Franks Hale, Trustee conveyed her interest in the subject property to Kenneth B. Hall, unmarried and Fred B. Hall and wife, Mary Anne Hall, as joint tenants with the right of survivorship.

Being also known as 1413 Woodland Street Nashville, TN 37206.

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, Grantors have executed this instrument on this 5th day of August 2021.

Kenneth Bryan Hall

Fred B. Hall

Mary Anne Hall

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 Kenneth Bryan Hall, Fred B. Hall and Mary Anne Hall, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of August 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022