Karen Johnson Davidson County
Batch# 707437 DEEDQC
08/31/2021 11:08:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210831-0117194

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 27th 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

QUITCLAIM DEED

Address New Owner: Canden Petersen 5052 English Village Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 161-10-0A-109.00-CO

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, **Canden Petersen and Julie Easterbrooks, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Canden Petersen, married,** his 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. 179 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, as amended by Surveyor's Certification of Correction of record in Book 8484, page 140, 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 Canden Petersen and Julie Easterbrooks, husband and wife by Warranty deed from Jodi Hitchel n/k/a Jodi Marie Gibbs, married of record in Instrument No. 20210824-0114120 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

Being also known as 5052 English Village Drive, Nashville, Tennessee 37211.

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 27th day of August 2021.

Canden Petersen

Julie Easterbrooks

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 Canden Petersen and Julie Easterbrooks, 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 27th 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