Karen Johnson Davidson County
Batch# 722075 DEEDQC
09/22/2021 04:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210922-0127748

RECORD AND RETURN TO:
Thomas Splittstoesser
105 Creighton Ave,
Nashville, TN 37206

File No.: TN2115590

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
, Affiant
Subscribed and sworn before me this the 22 Day of September, 2021.
, Deputy Register

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF Anoka

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2021.

NOTARY PUBLIC

My commission expires: 01-31-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Splittstoesser 105 Creighton Ave, Nashville, TN 37206	Thomas Splittstoesser 105 Creighton Ave, Nashville, TN 37206	0830-03-0-026.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **James Splittstoesser and wife, Lynn Splittstoesser,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **Thomas Splittstoesser,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of R. T. Creighton's Sub of Lots No. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Splittstoesser, unmarried, and James Splittstoesser and wife, Lynn Splittstoesser by Warranty Deed from James T. Bennett and Julie A. Bennett, husband and wife, dated April 22, 2021 and of record as Instrument No. 20210429-0057158 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to James T. Bennett and Julie A. Bennett, husband and wife, from John C. Isbell and Mark K. Reedy by Warranty Deed dated August 28, 2019 and recorded August 30, 2019 in Instrument #20190830-0087789, said Register's Office.

This conveyance is subject to all matters shown on the plat of record in Plat Book 332, Page 18 in the Office of the Davidson County Register of Deeds.

The address of the herein described property is believed to be 105 Creighton Ave, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS OUR HAND, this 7th day of September, 2021.

James Splittstoesser

Lynn Splittstoesser

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, **James Splittstoesser and wife, Lynn Splittstoesser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 7th day of September, 2021.

Notary Public

ANDREW LEE LARSON
NOTARY PUBLIC-MINNESOTA
My Comm. Exp. Jan. 31, 2023

Printed Notary Name

My commission expires: 1-31-2023