Prepared by:
Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 764421 DEEDQC
12/01/2021 12:27:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Marilyn Baltz
Affiant

Subscribed and sworn to before me, this 23rd day of November, 2021.

Notary Public

My Commission Expires:

JERCLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Lee Fuente and Jordan Fuente 1117 Ardee Avenue Nashville, TN 37216	New Owner	061-15-0-099.00

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, **Brian Fuente, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Brian Lee Fuente and Jordan Fuente, 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:

Being Lot No. 7 and the easterly 10 feet of Lot No. 6 of Block "C" on the Plan of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 60 feet on the Northerly side of Ardee Avenue and run back between lines, 204.4 feet on the Easterly line of Lot No. 7 and 201.4 feet more or less on the Westerly line of said part of Lot No. 6, to a dead line in the rear, measuring 60 feet more or less, thereon.

Being the same property conveyed to Brian Fuente, unmarried by Warranty deed from Kelton Investments, LLC., a Tennessee limited liability company of record in Instrument No. 20130607-0058043 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 07, 2013.

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 23rd day of November 2021.

Brian Fuente

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 Brian Fuente, 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 23rd day of November 2021.

Notary Public
My Commission Expires: _____

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