Karen Johnson Davidson County
Batch# 849934 DEEDQC
05/03/2022 10:33:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220503-0051140

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 2nd day of May, 2022. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Alvin Fox and Lauren Fox 4825 Manassas Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 171 03 0A 049.00

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, **Stephen Scott Freedman, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Alvin Fox and Lauren Fox, 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:

Land in Davidson County, Tennessee, being Lot 178, FREDERICKSBURG, SECTION TWO, as shown on plat of record in Plat Book 7900, Page 509, amended in Plat Book 7900, Page 640, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Scott Freedman, married by Warranty Deed recorded on August 23rd, 2010 of record in Instrument No. 20100823-0066554, Register's office of Davidson County, Tennessee.

Stephen Scott Freedman having never lived at the property as a primary, marital residence.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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 29 day of April 2022.

Stephen Scott Freedman

STATE OF GA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Stephen Scott Freedman**, 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 29 day of April 2022.

BERNITA THORNTON NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 01, 2024

Notary Public
My Commission Expires: 1/1/24