**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Suite 130**
**Nashville, TN 37215**

**CRT FILE: 220440651**

Karen Johnson Davidson County
Batch# 861580 DEEDQC
05/24/2022 11:21:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220524-0060108

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Affiant

Subscribed and sworn to before me, this 17th day of May, 2022.

Notary Public

My Commission Expires: SEPTEMBER 8TH, 2025

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Colton Albright and Therese Rosenberg<br>709 Harpeth Parkway West<br>Nashville, TN 37221 | New Owner | 142 14 0 026.00 |

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, **Colton McCrea Albright and Tonya Albright,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Colton McCrea Albright and Therese Marie Rosenberg, both unmarried as joint tenants with rights 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. 41 on the plan of Section 1, Harpeth Valley Park, of record in Plat Book 3600, Page(s) 93 and 94, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Beginning in the Westerly margin of Harpeth Parkway West, at the corner of Lot Nos. 40 and 41; thence in a Northerly direction with a curve, 77.7 feet to a monument in the margin of said Parkway; continuing Northwesterly 57.7 feet to another monument; thence with a curve in a Westerly direction 38.30 feet to a monument in the Southeasterly margin of Harpeth Bend Drive; continuing along the margin of said Drive in a Southwesterly direction 128.1 feet to a monument; thence in a Southeasterly direction along the rear of said Lot, 133 feet to a monument at the rear corner of Lots 40 and 41; thence Northeasterly with the line of said Lots, 117.8 feet to the beginning.

Being the same property conveyed to Colton McCrea Albright and Tonya Albright, by Warranty Deed from Ruby L. Burns and husband, Tom G. Burns, of record in Instrument No. 20180604-

0052978, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded on June 04, 2018.

Tonya Albright 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 17th day of May 2022.

**Colton McCrea Albright**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Colton McCrea Albright**, 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 17th day of May 2022.

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

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May 2022.

Tonya Albright

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tonya Albright**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th 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