This instrument prepared by/
When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17409-KS

Karen Johnson Davidson County
Batch# 866347 DEEDQC
06/02/2022 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220602-0063764

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RONETTA SUE BROCHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 25 day of May, 2022.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew N. Deal 7312 Highway 70 South Nashville, TN 37221	New Owner	142-07-0-015

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we,

Andrew N. Deal, an unmarried man and Jennifer A. Deal, an unmarried woman, as tenants in common ("Grantor") do hereby quitclaim and convey unto

Andrew N. Deal, an unmarried man ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 32, on the plan of Cross Timbers, Section II, of record in Book 3700, page 92, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew N. Deal and Jennifer A. Deal, as tenants in common, dated 04/26/2013, recorded 05/01/2013, of record in Instrument No. 20130501-0043646 Register's Office for Davidson County, TN.

Being the same property conveyed to Thomas K. Teachout and wife, Cherrie H Teachout, by deed from Avalon Partners, a TN General Partnership, dated 01/10/2003, of record in Instrument No. 20030114-0005984, Register's Office for Davidson County, TN.

This is unimproved property located at: **7316 Highway 70 South, Nashville, TN 37221**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of May, 2022.

GRANTOR:

Jennifer A. Deal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer A. Deal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of May, 2022.

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 05/05/2025

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of May, 2022.

GRANTOR:

Andrew N. Deal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew N. Deal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11 day of May, 2022.

QUENT NATTERSTAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

Quent Natterstad
Notary Public
My Commission expires: 7/7/2025

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 11th, 22.

Hadley Roper
Affiant Signature

05/27/22
Date

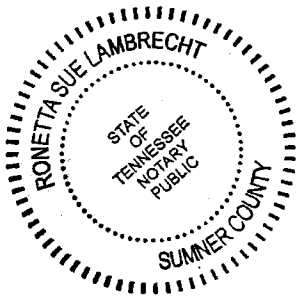
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 05/27/22.

Notary's Signature

My Commission Expires: **10/23/2023**



Notary's Seal