This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 880525 DEEDQC
06/29/2022 11:04:02 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220629-0075075

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Danielle Sue Costill	New Owner	102-03-0-132.00
6548 Marauder Dr.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Rhyan Davis Costill,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Danielle Sue Costill,** the **Grantee** herein, their successors and assigns, all of their right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1256 on the plan of Charlotte Park, Section 20, of record in Book 3600, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot 1256.

Said Lot No. 1256 front 89.00 feet on the northeasterly margin of Marauder Drive and extends back 141.7 feet on the northwesterly line and 164.00 feet on the southeasterly line to a dead line in the rear, measuring 66.60 feet thereon.

Being the same property conveyed to Danielle Sue Costill and Rhyan Davis Costill, Equal Tenants in Common, by Warranty Deed from Robert H. Wolfenbarger and spouse, Jackie Wolfenbarger, dated June 8, 2018 and recorded on June 12, 2018 in Instrument Number 20180612-0056429, Register's Office for Davidson County, Tennessee.

This is improved real property with a mailing address of: 6548 Marauder Dr., Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28th day of JUNE, 2022.

Rhyan Davis Costill

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rhyan Davis Costill,** the within named bargainor, 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 official seal this the 28 day of June, 2022.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

STATE OF TENNESSEE
COUNTY OF Davidson

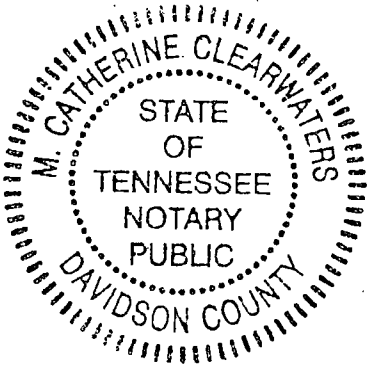
The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Rhyan Costill
Affiant

Subscribed and sworn to before me this 28 day of June, 2022.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25



QUITCLAIM DEED DISCLOSURE
AND
HOLD HARMLESS ACKNOWLEDGEMENT

RE: 6548 Marauder Dr., Nashville, Tennessee 37209.

You have requested that Bankers Title & Escrow Corporation prepare a Quitclaim Deed for you. Good practice dictates that we make the following disclosures to you. Depending upon your specific circumstances, not all of these disclosures will apply.

1. We have not recommended or advised that you make any conveyance of your property after the Lender's Title Insurance Policy or the Owner's Title Insurance Policy, if applicable, has been issued. **Any such document could significantly impair your Owner's Title Insurance Coverage as well as being a possible violation of the "Due on Sale" clause in your mortgage or Deed of Trust.** In the absence of your lender's consent, such a conveyance may result in a default of your loan.

2. We have not given you any advice with respect to tax implications or estate planning. We have advised that you that you seek advice from a tax professional, an estate planning professional, financial professional, a real estate attorney or similar professional in making your decision to make the conveyance of property you have requested.

3. You have been advised in preparing said Quitclaim, any title search obtained or performed by Bankers Title & Escrow is for our use and information. Absolutely no information or representation is being provided to you with respect to the status of the title to the property being conveyed. Bankers Title & Escrow Corporation is not acting as issuing agent for any title insurance company and no new title insurance policy is being issued in connection with this conveyance.

By signing this disclosure, you are agreeing to hold Bankers Title & Escrow Corporation harmless from any and all repercussions associated with your decision to have us prepare said document.

Witnessed this the 28 day of June, 2022.

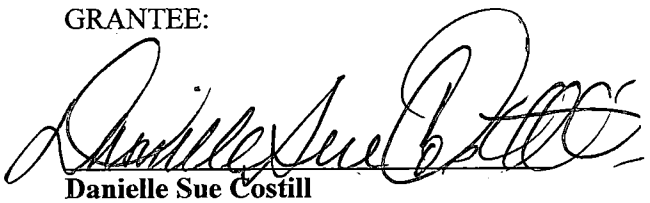
I FULLY UNDERSTAND THE ABOVE DISCLAIMER AND REQUEST BANKERS TITLE & ESCROW CORPORATION PREPARE A QUITCLAIM DEED FOR THE ABOVE REFERENCED PROPERTY.

GRANTOR:

Ryan Costill

Rhyan Davis Costill

GRANTEE:



Danielle Sue Costill