Karen Johnson Davidson County
Batch# 953512 DEEDQC
12/20/2022 02:08:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221220-0131479

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 1300** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 20th day of December, 2022. Notary Public My Commission Expires:

NATHAN L POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires December 8, 2024

QUITCLAIM DEED

Address New Owner: **Chad I. Pearman** 5617 Granny White Pike Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 160 14 0B 150.00

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, **Chad I. Pearman and Jennifer O. Pearman, Husband and Wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Chad I. Pearman, Married,** 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:

A certain condominium apartment, being Unit No. 5854 on the plan of 2nd Revision, Brentwood Trace Condominiums, of Davidson County, Tennessee, being a Horizontal Property Regime, of record in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad I. Pearman and Jennifer O. Pearman, husband and wife, by Warranty Deed from Jakob Ryan Kobal and Jayna Lininger now known as Jayna Lininger Kobal, husband and wife, recorded on the 22nd day of June, 2022 in Instrument No. 20220622-0070975, Register's Office for Davidson County, Tennessee.

This is improved property located at 5854 Brentwood Trace, Brentwood, TN 37027

No title search was performed for this transaction and all information was provided by the parties hereto.

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 2023 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 20th day of December 2022.

Chad I. Pearman

Jennifer O. Pearman

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 **Chad I. Pearman and Jennifer O. Pearman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024