THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 2 day of June, 2022. _____ Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 963975 DEEDQC
01/24/2023 11:00:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230124-0005378

HOLLY DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steven Rothstein and Margot Rothstein 1223 Kenwood Drive Nashville, TN 37216	New Owner	Map and Parcel No.: 061-08-0-174.00

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, **Steven Rothstein, now a married man** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Steven Rothstein and Margot Rothstein, Husband and Wife**, their heirs and assigns, all of his 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(s) 21, in Block "E", as shown on the map entitled Jackson Park, Section No. 2, of record in Plat Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Steven Rothstein, a single man, by Warranty Deed from Kevin Hagewood, a married man, dated October 26, 2021 and recorded on October 28, 2021 in Instrument No. 20211028-0144860, in the Register's Office of Davidson County, Tennessee. Steven Rothstein is now married to Margot Rothstein. Steven Rothstein referenced herein as Grantor and as one of the grantees is one and the same person.

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 2 day of June, 2022.

Steven Rothstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven Rothstein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 2 day of June, 2022.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____