QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Feb. 6, 2023.

NOTARY PUBLIC

My Commission Expires: March 3, 2026

BRIANNE DANILCZYK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seth Christman Caitlin Christman 708 Laurent Street Nashville, TN 37206	First Horizon Bank 12719 Cantrell Road Suite 200 Little Rock, AR 72223	082-08-0-329.00

KNOW ALL MEN BY THESE PRESENTS that Seth Christman and Caitlin Wise, now known as Caitlin Christman, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Seth Christman and Caitlin Christman, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Resubdivision of Lots 7 & 8 of Block "G" on the Plan of Eastwood Addition, of record in Plat Book 8250, Page 601, 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 Seth Christman, unmarried man, and Caitlin Wise, unmarried woman, by Warranty Deed from Patrick McGuire and Katherine Tuckett, tenants in common with right of survivorship, dated June 1, 2021 and recorded June 8, 2021, of record in Instrument No. 20210608-0076635, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 708 Laurent Street Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 967821 DEEDQC
02/06/2023 10:48:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230206-0008431

WITNESS my hand on February 6, 2023SC

Seth Christman

~~Caitlin Christman~~

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Davidson

On Feb. 6, 2023SC, before me personally appeared Seth Christman and Caitlin Christman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 6 of Feb, 2023SC

NOTARY PUBLIC

BRIANNE DANILCZYK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 3, 2026