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 1 day of March, 2023. Notary Public My Commission Expires: 5/7/24

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

Karen Johnson Davidson County
Batch# 976099 DEEDQC
03/02/2023 11:36:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230302-0015008

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Quentin Rinne and Rachel S. Rinne 1316 Harwood Drive Nashville, TN 37206	New Owner	Map and Parcel No.: 083-04-0-108.00

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, **Michael Quentin Rinne, now married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael Quentin Rinne and Rachel S. Rinne, 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 all of Lot 3, Part Five, Porter Heights, according to survey and plat appearing of record in Book 2083, page 81, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Quentin Rinne, unmarried by Warranty Deed from Michael L. McDonald, unmarried, dated July 15, 2019 and recorded on July 16, 2019 in Instrument No. 20190716-0069479, in the Register's Office of Davidson County, Tennessee. Michael Quentin Rinne now married to Rachel S. Rinne.

This is improved property known as: **1316 Harwood Drive, Nashville, TN 37206.**

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 1 day of March, 2023.

Michael Quentin Rinne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Quentin Rinne**, 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 1 day of March, 2023.

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

Notary Public

My Commission Expires: 5/7/24