Karen Johnson Davidson County
Batch# 989640 DEEDQC
04/10/2023 08 17 13 AM 2 pgs
Fees $12 00 Taxes $0 00
20230410-0025419

THIS INSTRUMENT PREPARED BY
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Robert Torsell Kara Springsteen 954 Colfax Drive Nashville, TN 37214	Same	108 02 0 020.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert Torsell ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Robert Torsell and Kara Springsteen, as tenants in common ("Grantees"), and their successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, on the plan of Happy Acres, as shown on Plat of record in Book 2331, Page 63, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Torsell, an unmarried man by Warranty Deed from Richard Hall and Patricia Hall, husband and wife dated July 30, 2021, of record in instrument 20210802-0103811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 954 Colfax Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, Robert Torsell has executed this Quitclaim Deed as of the 23 day of March, 2023.

Robert Torsell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of this County, Robert Torsell, the within named bargainor, 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, and official seal this 23 day of March, 2023.

Notary Public

KENNETH JAMES PARSONS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

My commission expires: 11/6/2024

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Robert Torsell

Sworn and subscribed to before me this 23 day of March, 2023.

Notary Public

KENNETH JAMES PARSONS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

My Commission Expires: 11/6/2024