THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 13 day of March, 2024. _____ Notary Public My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Andrew MJ Layne and Ashley Layne 2885 Creekbend Drive Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 059-04-0A-116.00 CO

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, **Andrew MJ Layne, married, and Ashley T. Peck now known as Ashley Layne, married, as joint tenants with right of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Andrew MJ Layne and Ashley Layne, husband and wife,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled Final Plat of Phase 4, 5 & 6 Brookview Subdivision, of record in Instrument No. 20060303-0025044, 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 Andrew MJ Layne, unmarried, and Ashley T. Peck, unmarried, as joint tenants with right of survivorship from Quinton Akeem Jones and Mariah Elisha Shepherd, husband and wife by Warranty Deed recorded on July 5th, 2023 in Instrument No. 20230705-0051178, Register's Office of Davidson County, Tennessee.

Andrew MJ Layne and Ashley T. Peck are now married. Ashley T. Peck and Ashley Layne being one and the same person.

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.

[Signature Page to Follow]

Karen Johnson
Batch # 1111497
03/15/2024 10:50:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240315-0018028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March 2024.

Andrew MJ Layne

Ashley T. Peck NKA Ashley Layne

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 **Andrew MJ Layne and Ashley T. Peck NKA Ashley Layne**, 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 9th day of March 2024.

GINA GABRIELLA GROSSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: Nov 6th, 2024