This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson
Batch # 1118191
04/03/2024 10:19:19 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240403-0023331

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Brandon M. Sintz and Jaime L. Nelson 3220 B Alpine Ave. Nashville, TN 37218	NEW OWNER	070 05 0F 002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **C&H Properties, LLC, a Tennessee limited liability company**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Brandon M. Sintz and Jaime L. Nelson, husband and wife, as joint tenants,** the **Grantees** herein, their successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being No. B on the Plan of Thirtytwo-Twenty Alpine Avenue, as shown on Exhibit "B" of Thirtytwo-Twenty Alpine Avenue, of record in Instrument No. 20200812-0090283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Michael P. Cullin, unmarried, dated January 14, 2022 in Instrument No. 20220118-0006611, Register's Office for Davidson County, Tennessee.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved property known as: 3220 B Alpine Ave., Nashville, Tennessee 37218

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of April, 2024.

C&H Properties, LLC
a Tennessee limited liability company

By: _____
Alex H. Craw, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Alex H. Craw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **C&H Properties, LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 1st day of April, 2024.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: Nov 8, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Affiant

Subscribed and sworn to before me this 1st day of April, 2024.

_____
Notary Public

My Commission Expires: Nov 8 2027