Davidson County	DEEDQC
Recvd: 02/27/17 16:16	3 pgs
Fees:17.00 Taxes:0.00	
20170227-0019555	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 27th day of February, 2017.

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Michael Sean Frommelt and
Taylor Marie Burns
7252 Highway 70 South, Unit 502
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map & Parcel: 142070F01800CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michael Sean Frommelt,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Michael Sean Frommelt and Taylor Marie Burns, as tenants in common with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot 18, #502, also designated as Unit No. 18, together with appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Michael Sean Frommelt from Shan Liang and wife, Qing Xia Chen, by Warranty Deed, of record in Instrument No. 20170227-0019055, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 7252 Highway 70 South, Unit 502, Nashville, TN 37221.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27th day of February, 2017.

Michael Sean Frommelt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael Sean Frommelt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 27th day of February, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

