THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
CRT File No. 180114663

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $229,051.70.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 54925 DEEDQC
02/05/2018 11:26:49 AM 2 pgs
Fees: $13.00 Taxes: $847.49
20180205-0011405

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Edward Carrillo 1516 Sweetbriar Ave. Nashville TN 37212	Same as currently of record	105-14-C-305.00

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, **Donald Edward Carrillo and Jennifer Anne Coyle, as tenants in common,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Donald Edward Carrillo, married,** his heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 305 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Donald Edward Carrillo, an unmarried person, and Jennifer Anne Coyle, an unmarried person, as tenants in common by Warranty Deed from Courtney Kylman, unmarried, recorded on the 19th day of September, 2012 in Instrument No. 20120919-0084959, in the Register's Office of Davidson County, Tennessee. Neither Grantor herein ever resided in the property.

This is improved property known as: 2310 Elliott Avenue, Apt. 305, Nashville TN 37204.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for a mortgage lien securing Pinnacle Bank and the 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 31ST day of January, 2018.

Donald Edward Carrillo

Jennifer Anne Coyle

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 Donald Edward Carrillo and Jennifer Anne Coyle, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at Office, this 31ST day of January, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018