Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Derek Christopher Welch **Leslie Marnett Welch** **204 Sheffield Place** **Nashville, TN 37215**	**Map/Parcel** **131 09 0A 003.00**	**Derek Christopher Welch** **Leslie Marnett Welch** **204 Sheffield Place** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Derek C. Welch** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Derek Christopher Welch and Leslie Marnett Welch, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **204 Sheffield Place, Nashville, TN 37215.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 9th day of April, 2018.

JENNIFER DISMUKES BERKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

Bill Garrett Davidson County
Batch# 79468 DEEDQC
04/11/2018 08:23:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180411-0033907

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 9th day of April, 2018.

Derek C. Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derek C. Welch**, the bargainor, with whom I am personally acquainted (or proved to me 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 on this the 9th day of April, 2018.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 3, situated on limited common element #3 as shown on the recorded Plan of Sheffield Condominiums, a condominium development of record in Plat Book 5200, page 348, said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

This conveyance is subject to the following:

1. Matters shown on the plat of Sheffield Condominiums, as recorded in Plat Book 5200, page 348, said Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2541, page 570 and Book 5054, page 64, said Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5799, page 408, said Register's Office for Davidson County, Tennessee.

4. Master Deed of record in Book 5774, page 280, said Register's Office for Davidson County, Tennessee.

5. Any and all matters appearing on the Plat of record in Book 1130, page 348, amended in Plat Book 5780, page 937, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Derek C. Welch by Warranty Deed from Susan K. Hainsworth, of record at Instrument Number 20160504-0043875, Register's Office for Davidson County, Tennessee.