Box 36

QUITCLAIM DEED

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF JUNE, 2018.

NOTARY PUBLIC Exp Nov 3, 2020

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30790CDF

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
April Cohenour Tyler Cohenour 2016 Beech Avenue, Unit B Nashville, TN 37204	April Cohenour Tyler Cohenour 9613 18th Avenue Circle NW Bradenton, FL 34209	105-10-0M-002.00

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Tyler Cohenour **("Grantor")**, by these presents, quitclaims, grants and conveys unto April Cohenour and Brady Cohenour, wife and husband **("Grantees")**, their heirs and/or assigns, all his right, title and interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2016 Beech Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150803-0076730 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to April Cohenour and Brady Cohenour, wife and husband, and Tyler Cohenour, unmarried, as tenants-in-common with rights of survivorship, by Warranty Deed from DFS Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20170720-0073490 in the Register's Office for Davidson County, Tennessee, dated July 19, 2017, and recorded on July 20, 2017.

FOR INFORMATION PURPOSES ONLY
Property Address: 2016 Beech Avenue, Unit B, Nashville, TN 37204

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.

Bill Garrett Davidson County
Batch# 103069 DEEDQC
06/11/2018 01:18:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180611-0055873

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 8 day of June, 2018.

Tyler Cohenour

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned, personally appeared Tyler Cohenour, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this June 8, 2018.

Notary Public

My commission expires: Nov 3, 2020

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY