THIS INSTRUMENT PREPARED BY:	**THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.**
Eric D. Abel 507 Bradburn Village Cir Antioch, TN 37013	

Bill Garrett Davidson County
Batch# 124923 **DEEDQC**
08/06/2018 01:48:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180806-0077114

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me this 17th day of July, 2018

Notary Public

My Commission Expires: 8-19-20

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-19-2020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Rachel & Eric Abel 507 Bradburn Village Circle, 507 Antioch, TN 37013	SAME	**164-06-0B-004.00**

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Rachel Heartsfield now Abel,** by these presents does hereby quitclaim and convey unto **Rachel Abel and Eric Abel, Wife and Husband,** their heirs and/or assigns, all their right, title and interest in and to the following described tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070817-0098536; as amended in Instrument No. 20121109-0103798; Instrument No. 20170802-0078538; and Instrument No. 20180226-0017976, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Heartsfield by Warranty Deed from Brian Shipman and Teresa Shipman, husband and wife, dated April 12, 2018, recorded April 13, 2018, of record in Instrument NO. 20180413-0034940, in the Register's Office for Davidson County, Tennessee.

This improved property is known as: 507 Bradburn Village Circle, 507, Antioch, TN 37013

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of July, 2018.

Grantor:

Rachel Abel

Rachel Abel

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Rachel Abel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Murfreesboro, Tennessee, this 17th day of July, 2018.

Notary Public

My Commission Expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020