Karen Johnson Davidson County
Batch# 221992 DEEDQC
04/25/2019 10:32:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190425-0038140

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19071
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Michael E. Keil,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Michelle J. Keil, unmarried woman,** all my rights, title and interest in and to the following described real estate, to-wit:

Property Address: 2197 Nolensville Pike, Unit 321, Nashville, Tennessee 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 321, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, 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 Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment to the Declarations of record under Instrument No. 20150211-0012545 and further amended in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michelle J. Keil, a single woman and Michael E. Keil, a married man, as joint tenants with right of survivorship, by Warranty Deed from Terry Hutchins, a married man, and Victoria Hutchins, unmarried, dated 7/14/18 and recorded 7/19/18 in Instrument No. 20180719-0070428; and the same property previously conveyed to Terry Hutchins, a married man, and Victoria Hutchins, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated 7/10/15 and recorded 7/14/15 in Instrument No. 20150714-0068295, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 16th day of April, 2019.

Michael E. Keil

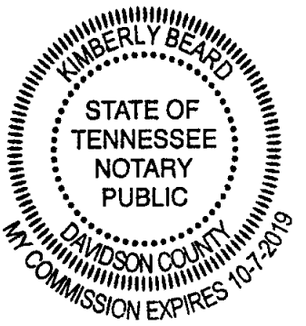
Michael E. Keil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael E. Keil** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Kimberly Beard
Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

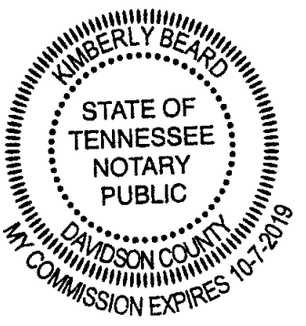
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Michelle Keil
Affiant

Subscribed and sworn to before me this 16th day of April, 2019.

Kimberly Beard
Notary Public

My Commission Expires:



Tax/Map ID & Parcel
105-16-0B-321.00 CO

New Owners:
Michelle J. Keil
2197 Nolensville Pike, Unit 321
Nashville, TN 37211

Send Tax Bills to :
SAME / New Owner