This Instrument Prepared By and Returned To: **10-A**
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 293636 DEEDQC
10/01/2019 09:09:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191001-0099685

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kylie Elizabeth O'Neill & Marin Christopher O'Neill and Sally Elizabeth O'Neill 6108 B California Ave. Nashville, TN 37209	SAME	091 02 2P 002.00

WE, **Kylie Elizabeth O'Neill, unmarried and Martin Christopher O'Neill, married, as Tenants in Common with Rights of Survivorship**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Kylie Elizabeth O'Neill, unmarried and Martin Christopher O'Neill and Sally Elizabeth O'Neill, husband and wife, as Tenants in Common with Rights of Survivorship**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 2 of 6108 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6108 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180402-0030099, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6108 CALIFORNIA AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180402-0030099, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from Improve Nashville, LLC, a Tennessee limited liability company to Kylie Elizabeth O'Neill, unmarried and Martin Christopher O'Neill, married, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20191001-0099683 **, in the Register's Office of Davidson County, Tennessee.**

Being the same property conveyed by Quitclaim Deed from Kylie Elizabeth O'Neill, unmarried and Martin Christopher O'Neill, married, as Tenants in Common with Rights of Survivorship to Kylie Elizabeth O'Neill, unmarried and Martin Christopher O'Neill and Sally Elizabeth O'Neill, husband and wife, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20191001-0099685, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6108 B California Ave., Nashville, TN 37209.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26 day of September, 2019.

Kylie Elizabeth O'Neill

Martin Christopher O'Neill

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 Kylie Elizabeth O'Neill and Martin Christopher O'Neill, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 26th day of September, 2019.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

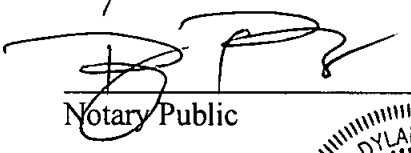
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.



X
Affiant

Subscribed and sworn to before me, this the 26th day of September, 2019.



Notary Public

