THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Alexander P. Bird and Tiffany T. Bird 2310 Elliott Avenue, Unit 826 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 061-16-0-180.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tiffany T. Evins n/k/a Tiffany T. Bird, married,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Alexander P. Bird and Tiffany T. Bird, husband and wife,** their successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 826 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, 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 Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit E to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to TIFFANY T. EVINS, UNMARRIED, by deed from REBECCA J. MEHR WILLIAMS F/K/A REBECCA J. MEHR, of record in Instrument No. 20140820-0075968, dated August 15, 2014, said Register's Office.

Tiffany T. Evins having since married and is now known as Tiffany T. Bird.

Karen Johnson Davidson County
Batch# 302025 DEEDQC
10/17/2019 09:22:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191017-0106382

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of September, 2019.

Tiffany Bird
Tiffany T. Evins n/k/a Tiffany T. Bird

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tiffany T. Evins n/k/a Tiffany T. Bird, the bargainor, 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 at office, this 30 day of September, 2019.

Notary Public

My Commission Expires: _____

SHIRA [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021