This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 302749 DEEDQC
10/18/2019 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191018-0107018

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 18 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 5.9.23

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:

Nicholas Adler
1610 B 4th Ave North
Nashville, TN, 37208

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

082-05-0V-001.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, ***Ann Eileen Adler and Nicholas Henry Adler, Co-Trustees of the Ann Eileen Adler Living Trust, dated April 15, 2016*** (hereinafter referred to as "Grantor"), does convey all of their undivided right, title and interest to the hereinafter described property to ***Nicholas Adler***, a Married man (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1610 4th Avenue North, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151222-0128881, and amended in Instrument No. 20170516-0048637, 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 Nicholas Henry Adler, married by Warranty deed from Fourth Avenue Townhomes, GP, a Tennessee general partnership of record in Instrument No. 20170503-0043515 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 03, 2017. (Value of consideration shown in aforementioned deed $549,000.00.)

Being the same property conveyed to Ann Eileen Adler and Nicholas Henry Adler, Co-Trustees of the Ann Eileen Adler Living Trust, dated April 15, 2016 by Quitclaim deed from Nicholas Henry Adler, undivided right, title and interest of record in Instrument No. 20171023-0108419 Register's Office for Davidson County, Tennessee, dated October 19, 2017 and recorded on October 23, 2017.
This property is commonly known as 1610 B 4th Ave North, Nashville, TN 37208.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 18 day of October, 2019.

GRANTOR:

Ann Eileen Adler

Ann Eileen Adler, Co-Trustee

Nicholas Henry Adler, Co-Trustee

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ann Eileen Adler and Nicholas Henry Adler, Co-Trustees of the Ann Eileen Adler Living Trust, dated April 15, 2016, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 18 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 5.9.23

20191627R

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

