THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 13th day of ~~October 2019~~ November, 2019 Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8 2021

QUITCLAIM DEED

Address New Owner: Emily Wheeler 3800 Nebraska Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 090-12-0-077.00

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, **Emily Rose Wheeler, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Emily Wheeler,** her heirs and assigns all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Plan of Charlotte Park Section I, of record in Plat Book 2663, pages 2 thru 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Emily Rose Wheeler, LLC, a Tennessee limited liability company from Lesley Merrell Dorris (n/k/a Merrell D. Peck) by Warranty Deed recorded on May 2nd, 2019 in Instrument No. 20190502-0041111, Register's Office of Davidson County, Tennessee.

This is improved property known as 620 American Road Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Karen Johnson Davidson County
Batch# 317353 DEEDQC
11/19/2019 10:44:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191119-0119294

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of ~~October 2019~~ November, 2019

Emily Rose Wheeler, LLC, a Tennessee limited liability company

Emily Wheeler, Member

By: Emily Wheeler, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Wheeler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Member of Emily Rose Wheeler, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of ~~October 2019~~ November, 2019

VAnderson

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021