THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21st day of November, 2019. Notary Public My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 323094 DEEDQC
12/02/2019 01:15:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191202-0123690

QUITCLAIM DEED

Address New Owner: Derek Farrell and Allison Abide 1810A 5th Avenue North Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 081-08-2Y-001.00-CO

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, **Derek A. Farrell, unmarried and Allison C. Abide, unmarried, as joint tenants in common with rights of survivorship,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Derek A. Farrell and Allison C. Abide, husband and wife** their heirs and assigns, all of their 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1810 5th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170526-0052905 and in Instrument No. 20180823-0083640 and being shown on Plat attached thereto as Exhibit "B", 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 Derek A. Farrell, unmarried and Allison C. Abide, unmarried, as joint tenants in common with rights of survivorship by Warranty deed from Jeffrey Zeitlin of record in Instrument No. 20180831-0086411 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 31, 2018.

The purpose of this Deed is to change owner's marital statuses from unmarried to husband and wife.

Grantors covenant 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.

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 21st day of November 2019.

Derek A. Farrell

Allison C. Abide

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Derek A. Farrell and Allison C. Abide the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021