Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 426239 DEEDQC
06/25/2020 12:06:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200625-0068812

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

L Shufriebel
Affiant

Subscribed and sworn to before me, this 24th day of June, 2020.

M Alexis Mendlein
Notary Public

My Commission Expires: 05/03/2021

M ALEXIS MENDLEIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Dunlap and Marianna Dunlap 8441 Callabee Way Unit 2 Antioch, TN 37013	New Owner	181-02-0A-128.00-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, **Marianna R. Nichols nka Marianna Dunlap, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Nathan Dunlap and Marianna Dunlap, 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 No. H-2 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, Said unit being shown as part of Exhibit E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Marianna R. Nicholas, a single person by Warranty Deed from Regent Homes, LLC a Tennessee limited liability company of recorded in Instrument Number 20070702-0078786, Register's office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 02, 2007.

Marianna R. Nicholas having since married and is now known as Marianna Dunlap.

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.

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 24th day of June 2020.

Marianna R. Nichols nka Marianna Dunlap

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 Marianna R. Nichols nka Marianna Dunlap the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of June 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES