THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd. Ste 130** **Nashville, TN 37215** **File 200829928**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. KCR Affiant Subscribed and sworn to before me, this 22nd day of October, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 501524 DEEDQC
10/26/2020 11:19:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201026-0123740

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Ryan Culligan and Kathryn Marcario 309 B McKennell Drive Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: 081 03 1B 001.00

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, **Ryan Patrick Culligan, Single Man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ryan Patrick Culligan, unmarried, and Kathryn Marcario, unmarried, as joint tenants with rights of survivorship,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 2211 11th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2211 11th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180518-0048032, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan Patrick Culligan, Single Man, by Warranty Deed from MG Gran, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180518-0048032, in the Register's Office of Davidson County, Tennessee, dated May 17, 2018, and recorded on May 18, 2018. Ryan Patrick Culligan is a/k/a Ryan Culligan.

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 2021 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 22nd day of October 2020.

Ryan Patrick Culligan

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 Ryan Patrick Culligan, 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 22nd day of October 2020.

Notary Public
My Commission Expires: _____

