THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of November, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 515269 DEEDQC
11/12/2020 11:38:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201112-0133365

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Byrd Property Group, LLC 204 Burns Ave., #13 Nashville, TN 37203	New Owner ~~XXXXXXXX~~ Vicki Cherry P.O. Box 22359 Nashville, TN 37202	Map/Parcel: 104-2-3J-3.00CO

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 Byrd, a single woman** (hereinafter "Grantor") does hereby quitclaim, transfer and convey to **Byrd Property Group, LLC, a Tennessee limited liability company**, its heirs and assigns, all of her 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 3, West Park Village, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Park Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130815-0086141, amended in Instrument No. 20160411-0034654, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of West Park Village, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130815-0086141, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Emily Byrd, a single woman, by Warranty deed from Andrea Perkins, a single woman, of record in Instrument No. 20180608-0055156, Register's Office for Davidson County, Tennessee, dated June 7, 2018 and recorded on June 8, 2018.

This is improved property known as: **204 Burns Avenue #13, Nashville, Tennessee 37203.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made without the benefit of a title search. 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 9th day of November, 2020.

Emily Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Byrd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 9th day of November, 2020.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024