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

Karen Johnson Davidson County
Batch# 515271 DEEDQC
11/12/2020 11:39:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201112-0133370

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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Byrd Property Group, LLC 204 Burns Ave., #13 Nashville, TN 37203	~~New Owner~~ Vicki Cherry P.O. Box 22359 Nashville, TN 37202	Map/Parcel: 81-12-B-217.00CO

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 M. 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 No. 217, together with the allocated Parking Space and the appurtenant interest in the common elements of The Lofts at Werthan Mills, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, T.C.A., and as established by a Master Deed of The Lofts at Werthan Mills Condominiums of record in Instrument No. 20031023-0157113, amended in Instrument Nos. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 and 20060901-0108138, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Emily M. Byrd, unmarried, by Warranty deed from Paul Moak and Talitha Moak, husband and wife, of record in Instrument No. 20080416-0038348, Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 16, 2008.

This is improved property known as: 1400 Rosa Parks Blvd, Unit 217, Nashville, Tennessee 37208.

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 M. Byrd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily M. 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