This instrument was prepared by:
Jacqueline B. Dixon
Weatherly, McNally & Dixon, PLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 521698 DEEDQC
11/25/2020 12:40:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201125-0138423

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jeaninne M. Irwin 3642 Mayflower Place Nashville, TN 37204	Same	118-13-0-X-002.00-CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JEANINNE M. IRWIN

SWORN TO AND SUBSCRIBED before me this 20th day of November 2020.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on May 5, 2020, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Jeaninne Marie Pena v. Felipe Avery Owen Pena*, Docket Number 19D2125, Felipe Avery Owen Pena has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Jeaninne M. Irwin f/k/a Jeaninne Marie Pena, her heirs, successors, and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B of 3640 Mayflower Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3640 Mayflower Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150311-0020850, 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 3640 Mayflower Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150311-0020850, 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 part of the same property conveyed by Warranty Deed from Stephen Church, Trustee of the 8CGO Revocable Living Trust U/A/D July 21, 2014, to Jeaninne M. Irwin, unmarried, dated November 10, 2016, and recorded November 15, 2016.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 1424, Page 21, said Register's Office; Restrictive Covenants of record in Instrument No. 20150311-0020850, said Register's Office; and Charter of record in Instrument No. 20150311-0020851, said Register's Office.

This is improved property known as: 3642 Mayflower Place, Nashville, Tennessee 37204.

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Felipe Pena
FELIPE AVERY OWEN PENA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jacqueline B. Dixon, a Notary Public in and for said County and State, the within named FELIPE AVERY OWEN PENA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2020.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.