THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 532939 DEEDQC
12/14/2020 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201214-0146893

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chelsea Donovan Fader 800 Montrose Avenue Nashville, TN 37204	Same as Owner	118-01-0-393.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Garrett Grayson**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Chelsea Donovan Fader**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING THE EASTERLY PART OF LOT NO. 16 ON THE MAP OF MONTROSE PARK SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 25, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF MONTROSE AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 1 ON THE MAP SHOWING THERE-SUBDIVISION OF LOTS 14, 15 AND PARTS OF LOTS 13 AND 16, AS OF RECORD IN BOOK 2017, PAGE 565, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID LOT, NORTH 30 DEGREES 15' WEST 203.4 FEET TO THE NORTHEAST CORNER OF SAID LOT AND IN THE SOUTH LINE OF LOT NO. 22 IN THE PLAN OF RECORD IN BOOK 547, PAGE 25, SAID REGISTER'S OFFICE; THENCE WITH SOUTH LINE OF SAID LOT, EASTERLY 52 FEET TO A POINT IN THE WESTERLY LINE OF LOT 20; THENCE SOUTHERLY WITH THE WESTERLY LINE OF LOTS 20, 19, 18 AND 17, 201.2 FEET TO THE NORTHERLY MARGIN OF MONTROSE AVENUE; THENCE SAID AVENUE WESTERLY 62 FEET TO THE BEGINNING.

Being the same property conveyed to Garrett Grayson, an unmarried man by Warranty Deed from Cheryl D. Giles, unmarried, Deirdre G. Hamilton, married, Gregory L. Giles, married, Clenton N. Giles, unmarried and Tanya Y. Giles Hicks, married, of record on February 27, 2018, at Instrument No. 20180227-0018128, Davidson County Register of Deeds. Further being the same property conveyed to Garrett Grayson, a single man and Chelsea Fader, married by Quitclaim Deed from Garrett Grayson, of record on October 25, 2018, at Instrument No. 20181025-0105628, Davidson County Register of Deeds. Chelsea Fader and Chelsea Donovan Fader are one and the same person.

This is property commonly known as 800 Montrose Avenue, Nashville, TN 37204.

Witness my hand, this 29 **day of** July**, 2020:**

Garrett Grayson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Garrett Grayson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of July, 2020:

Edward Lucas Harrison
Notary Public

My Commission Expires: 01/08/2024

EDWARD LUCAS HARRISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 day of July, 2020:

Edward Lucas Harrison
Notary Public

My Commission Expires: 01/08/2024

EDWARD LUCAS HARRISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Cindy Detamore , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lois Anderson, a notary public for this county and state, Cindy Detamore who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lois Anderson

Notary's Signature

My Commission Expires: 2-27-2021

Notary's Seal (if on paper)

