Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 554898 DEEDQC
01/15/2021 09:32:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210115-0006981

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8 day of January, 2021.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nickolas Sigler and Rachel Sigler 1823 10th Avenue South Nashville, TN 37203	New Owner	105-09-0P-001.00-CO

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, **Nickolas Sigler and Rachel Donahue n/k/a Rachel Sigler, husband and wife,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Nickolas Sigler and Rachel Sigler, husband and wife,** 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:

Land in Davidson County, Tennessee, Being Unit No. A as shown on Exhibit B, of the Declaration of Covenants, Conditions and Restrictions for Homes at 10th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106662, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nickolas Sigler and Rachel Donahue, husband and wife by Warranty deed from Ennyx TN, LLC, a Tennessee limited liability company of record in Instrument No. 20140508-0039400 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 08, 2014.

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 2020 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 8th day of January, 2021.

Nickolas Sigler

Rachel Donahue n/k/a Rachel Sigler

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nickolas Sigler and Rachel Donahue n/k/a Rachel Sigler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of January, 2021

Notary Public
My Commission Expires: _____

