THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** Karen Johnson Davidson County Batch# 563827 **DEEDQC** 01/29/2021 09:50:06 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210129-0013149	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2021. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Matthew Warren and Elizabeth Warren 109 N Berwick Lane Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: 114-08-0C-078.00 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, **Matthew Warren and Elizabeth Ashley Warren, Trustees of the Warren Revocable Living Trust dated January 4, 2019, as tenants by the entireties** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Matthew Warren and Elizabeth Warren, husband and wife,** their successors and assigns all of her rights, title and interest in the portion of real property located in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 75 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association, Inc. of record in Instrument #20041221-0151636, and in Instrument No. 20050222-0018812, and as on a plan of West Park, Phase Two of record in Instrument #20041112-0136245, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to ELIZABETH A. WARREN, by deed from NVR INC. A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20051229-0155938 , dated October 22, 2005 , said Register's Office.

Being further conveyed to MATTHEW WARREN and ELIZABETH ASHLEY WARREN, HUSBAND AND WIFE by deed from ELIZABETH A. WARREN ALSO KNOWN AS ELIZABETH ASHLEY WARREN, of record in Instrument No. 20190129-0008455, dated January 20, 2019, said Register's Office.

Being further conveyed to MATTHEW WARREN and ELIZABETH ASHLEY WARREN, TRUSTEES OF THE WARREN REVOCABLE LIVING TRUST, DATED JANUARY 4, 2019, AS TENANTS BY THE ENTIRETIES, by deed from MATTHEW WARREN and ELIZABETH ASHLEY WARREN, HUSBAND AND WIFE, of record in Instrument No. 20190129-0008510, dated January 20, 2019, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2021

The Warren Revocable Living Trust dated January 4, 2019

By: Matthew Warren, Trustee

By: Elizabeth Ashley Warren, Trustee

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Warren and Elizabeth Ashley Warren, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Warren Revocable Living Trust dated January 4, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 27th day of January, 2021.

Notary Public

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

My Commission Expires: _____