Karen Johnson Davidson County
Batch# 576191 DEEDQC
02/24/2021 08:20:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210224-0022616

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 10th day of February, 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:	**Send Tax Bills To:**	**Tax Information:**
Matthew and Elizabeth Warren 109 N Berwick Lane Franklin, TN 37069	New Owner	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, husband and wife,** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Matthew Warren and Elizabeth Warren, Trustees of the Warren Revocable Living Trust dated January 4, 2019,** its successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson, 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 Matthew Warren and Elizabeth Ashley Warren, husband and wife by Quitclaim Deed from Matthew Warren and Elizabeth Warren, Trustees of the Warren Revocable Living Trust dated January 4, 2019, as tenants by the entireties, dated January 27, 2021, recorded January 29, 2021, and of record in Instrument No. 20210129-0013149, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **7277 Charlotte Pike #239, Nashville, Tennessee 37209**

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 conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared 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 10th day of February, 2021

Matthew Warren

Elizabeth Ashley Warren

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.

Witness my hand and official seal at office, this 10th day of February, 2021.

Notary Public

My Commission Expires: _____

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