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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Mackenzie Ball
Affiant

Subscribed and sworn to before me, this 22nd day of January, 2021.

Notary Public

My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 587697 DEEDQC
03/09/2021 10:50:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210309-0030806

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler and Emma Westerberg 1528A Arthur Avenue Nashville, TN 37208	New Owner	081-12-3B-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, **Scott D. Nelson and Nancy S. Nelson, husband and wife and Tyler S. Westerberg and Emma Westerberg f/k/a Emma A. Nelson, husband and wife,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **Tyler Westerberg and Emma Westerberg, husband and wife,** their heirs and assigns, all of their right, 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 1528 A, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Arthur Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160826-0089296, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tyler S. Westerberg, a single person and Emma A. Nelson, a single person and Scott D. Nelson and Nancy S. Nelson, husband and wife by Warranty deed from Lamont Jordan, a married man of record in Instrument No. 20170801-0077858 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Tyler S. Westerberg and Emma Westerberg f/k/a Emma A. Nelson, having since married.

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 2021 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 22 day of January, 2021.

Scott D. Nelson

Nancy S. Nelson

STATE OF Iowa)

COUNTY OF Story)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Scott D. Nelson and Nancy S. Nelson, 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 22nd day of Jan., 2021.

Notary Public

My Commission Expires:

DIANE E. RUGG
Commission Number 151336
My Commission Expires
2-7-2022

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12 day of February, 2021.

Tyler S. Westerberg

Emma Westerberg f/k/a Emma A. Nelson

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 Tyler S. Westerberg and Emma Westerberg f/k/a Emma A. Nelson, 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 12 day of February, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022