THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Prepared by: Record and Return to: 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-. Affiant Subscribed and sworn to before me, this 28th day of June 2021. Notary Public My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Derek Allen Farrell and Allison Clerc Farrell 1810A 5th Avenue North Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: 081-08-2Y-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, **Derek A. Farrell and Allison C. Abide n/k/a Allison Clerc Farrell** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Derek A. Farrell and Allison Clerc Farrell, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1810 5th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170526-0052905 and in Instrument No. 20180823-0083640 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derek A. Farrell and Allison Clerc Farrell f/k/a Allison C. Abide 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.

Karen Johnson Davidson County
Batch# 671037 DEEDQC
07/06/2021 10:13:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210706-0090537

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June 2021.

Derek A. Farrell

Allison Clerc Farrell f/k/a Allison C. Abide

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 Derek A. Farrell and Allison Clerc Farrell f/k/a Allison C. Abide, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022