THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 210434804

Karen Johnson Davidson County
Batch# 683441 DEEDQC
07/26/2021 10:50:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210726-0099748

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me, this 19th day of July, 2021.

Notary Public

My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Gilmore and Abigail Flittner 846B Clayton Avenue Nashville, TN 37204	New Owner	118 05 0P 002.00

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, **Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joshua Gilmore and Abigail Flittner, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 846-B of 846 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 846 Clayton Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20151001-0100060, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joshua Gilmore and Abigail Flittner as Trustees of the Flittner-Gilmore Revocable Living Trust dated 12/12/2015, for the benefit of Joshua Gilmore and Abigail Flittner, by Warranty Deed from Bonner Builders, Inc., of record in Instrument No. 20170105-0001095, in the Register's Office of Davidson County, Tennessee, dated January 4, 2017 and recorded on January 5, 2017.

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 19th day of July 2021.

Flittner-Gilmore Revocable Living Trust dated 12/12/2015 for the benefit of Joshua Gilmore and Abigail Flittner

, TRUSTEE

BY: Joshua Gilmore, Trustee

, Trustee

BY: Abigail Flittner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Gilmore and Abigail Flittner, 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 for the Flittner-Gilmore Revocable Living Trust dated 12/12/15 for the benefit of Joshua Gilmore and Abigail Flittner, 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 19th day of July 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022