This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201452DCC0212

Karen Johnson Davidson County
Batch# 720048 DEEDQC
09/20/2021 10:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210920-0125939

The actual consideration is $0.00.

Andrea Myrie-Nurse
Austin Nurse
AFFIANT

NEW OWNER:

Austin Nurse and Andrea Myrie-Nurse
1900 12th Avenue South, Unit 212
Nashville, TN, 37203

Subscribed and sworn to before me this the 14 day of September, 2021.

HUAWEI LI
NOTARY PUBLIC

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

105091H01300CO

My Commission Expires: Life-time appointed

Notary Oaths, Imp

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Austin Nurse and Andrea Myrie-Nurse, husband and wife, and Cameron Nurse, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Austin Nurse and Andrea Myrie-Nurse, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 212, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by quitclaim deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116511 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014. Said quitclaim contains an erroneous reference to Book 4175, page 50, and the correct reference is Book 4715, page 50.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by special warranty deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116510 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

Being the same property conveyed to Austin Nurse and Andrea Myrie-Nurse, husband and wife and Cameron Nurse, an unmarried man by deed dated August 24,2020 from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument Number 20200825-0096342, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1900 12th Avenue South, Unit 212, Nashville, TN 37203.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 25 day of AUG, 2021.

GRANTOR:

Cameron Nurse

Cameron Nurse

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cameron Nurse with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 25 day of AUG, 2021.

NOTARY PUBLIC

My Commission Expires: 5/18/21

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, effective this the 14th day of September, 2021.

GRANTOR:

Witnessed as to Signature Only,
No Legal Advice Sought or Given.

Austin Nurse

Witnessed as to Signature Only,
No Legal Advice Sought or Given.

Andrea Myrie-Nurse

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

HC.

AMN

STATE OF Province Ontario

COUNTY OF City Mississauga

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Austin Nurse and Andrea Myrie-Nurse with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

City Province

Witness my hand, at office, the 14 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: Life-time appointed

LI LEGAL PROFESSIONALS
437-972-9999, 55 Village Centre
Place, Mississauga, ON L4Z 1V9
HUAWEI LI
Notary Public, Commissioner of
Oaths, Immigration, Civil Litigation

HUAWEI LI NOTARY PUBLIC ONTARIO

202109200125939

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on September 14, 2021.

Affiant Signature

9.14.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 14 day of September, 2021.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY