THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 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 23 day of September, 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: Ricky Allen Fedell, Russell Fedell, and Payton Fedell 4000 Hillsboro Pike #1606 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 092-04-0G-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, **Ricky Allen Fedell and Karen Cheri Fedell, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Ricky Allen Fedell, married, Russell Fedell, married, and Payton Fedell**, 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, Unit B, 1009 12th Avenue Townhomes, as established in Declaration Establishing a Horizontal Property Regime for 1009 12th, Avenue north Townhomes, at Instrument No. 20161222-0134937, in the Register's Office for Davidson County, Tennessee, recorded on December 22, 2016

Being the same property conveyed to Ricky Allen Fedell and Karen Cheri Fedell, husband and wife by Warranty Deed from Jason N. Griffith, a single man, dated September 7, 2018 and recorded September 20, 2018 in Instrument No. 20180920-0093359, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ricky Allen Fedell and Karen Cheri Fedell, husband and wife by Warranty Deed from Jason N. Griffith, a single man, dated September 7, 2018 and recorded September 10, 2018 in Instrument No. 20180910-0089638, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 723671 DEEDQC
09/24/2021 01:46:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210924-0128693

This is improved property known as: **1011 B 12th Ave, Nashville, TN 37208**

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 21st day of September, 2021.

Ricky Allen Fedell

Ricky Allen Fedell

Karen Cheri Fedell

Karen Cheri Fedell

STATE OF Utah)
COUNTY OF Washington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ricky Allen Fedell** and **Karen Cheri Fedell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21 day of September, 2021.

R Annette Kirkland

Notary Public

My Commission Expires: 12-9-22

R ANNETTE KIRKLAND
Notary Public - State of Utah
Comm. No. 703261
My Commission Expires on
Dec 9, 2022