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-. Affiant Subscribed and sworn to before me, this 14th day of October, 2021. Notary Public My Commission Expires: ____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 6, 2024

Karen Johnson Davidson County
Batch# 740586 DEEDQC
10/21/2021 11:36:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211021-0141372

QUITCLAIM DEED

Address New Owner: Jessica Lynn Pearson, unmarried, 532B Hamilton Avenue Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: 105 07 4P 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, **Jessica Lynn Pearson and Ramon Andres Farach, both unmarried, as tenants in common with right of survivorship** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Jessica Lynn Pearson, unmarried,** her 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. B of 532 Hamilton Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 532 Hamilton Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20171113-0116534, 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 Jessica Lynn Pearson and Ramon Andres Farach, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from RKP, LLC, a Tennessee limited liability company, of record in Instrument No. 20180807-0077444, in the Register's Office of Davidson County, Tennessee, dated August 03, 2018 and recorded on August 07, 2018.

Grantors covenant 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 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, this instrument is effective as of this 12 day of October 2021.

Ramon Andres Farach

Jessica Lynn Pearson

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 Ramon Andres Farach, 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 12th day of October 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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 Jessica Lynn Pearson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of October 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024