THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

CHRISTOPHER LAURENT ARRIGHI, AFFIANT

Subscribed and sworn to before me, this 29 day of October 2021.

NOTARY PUBLIC
My Commission Expires: 01-07-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-07-2023

Karen Johnson Davidson County
Batch# 743011 DEEDQC
10/25/2021 11:27:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211025-0142978

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
NICOLE KENDALL ARRIGHI 154 North Timber Drive Nashville, TN 37214	New Owner	Map & Parcel: 108-070 B 073.00CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on August 11, 2021, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of Nicole Kendall Arrighi v. Christopher Laurent Arrighi, Docket Number 20D672, Christopher Laurent Arrighi and Nicole Kendall Arrighi (one and the same as Nicole M. Kendall), by these presents do transfer, quitclaim, and convey unto the said Nicole Kendall Arrighi, an unmarried person, her heirs, successors, and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson State of Tennessee, identified below:

This is improved property known as 154 North Timber Drive, Nashville, TN 37214, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 73 Timberlake, a Condominium, a Horizontal Property Regime, located on 154 North Timber Drive, Davidson County, TN as shown on the Master Deed of Timberlake, Condominium apartments, recorded in Book 6549, page 475, as clarified of record in Book 6561, page 141, and

as corrected in Book 7153, page 617, said Register's Office, and described in a Master Deed recorded in Book 6561, page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timberlake Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475, as clarified in Book 6561, page 141, and as corrected of record in Book 7153, page 617, and By-Laws recorded in Book 6549. Page 520, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Nicole M. Kendall, unmarried by Warranty Deed from Roger P. Best, unmarried of record in Instrument Number 20010906-0096678 Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed of record in Book 6549, page 475, as clarified of record in Book 6561, page 141, and as corrected of record in Book 7153, page 617; By-Laws of record in Book 6549, page 520; Charter of record in Book 6546, page 947; Plat of East Lake, Section 3, of record in Book 5200, page 642 and Timber Lake, Section 1, of record in Book 6250, page 219; Easements of record in Book 5856, page 80; Book 6587, page 204; Book 7097, page 120, and Book 7097, page 154; page 80; Book 6587, page 204; Book 7097, page 120, and Book 7097, page 154; all in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 19 day of October 2021.

Christopher Laurent Arrighi, Grantor

Nicole Kendall Arrighi, Grantor/Grantee

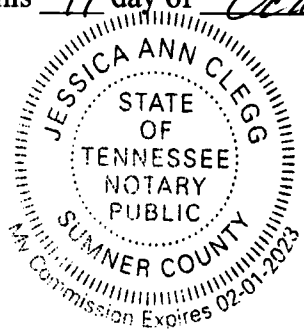
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **CHRISTOPHER LAURENT ARRIGHI**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19 day of October 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **NICOLE KENDALL ARRIGHI**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of August 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

