THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 19 day of November, 2021. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Carl John Messmer, Jr. Carla Talarico Romero 5213 Michigan Ave Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091-07-0-313.00

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, **Carl John Messmer, Jr. and Carla Talarico Romero, as tenants in common** referred to as the ("Grantors") do hereby quitclaim, transfer and convey unto **Carl John Messmer, Jr. and Carla Talarico Romero, husband and wife,** their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1124, in Block 166, as shown on the map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Carl John Messmer, Jr. and Carla Talarico Romero, by deed from Joshua Lee Donnell, of record in Instrument No. 20210302-0026641, said Register's Office.

Karen Johnson Davidson County
Batch# 760009 **DEEDQC**
11/23/2021 11:57:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211123-0155446

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2021.

Carl John Messmer, Jr.

Carla Talarico Romero

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, Carl John Messmer, Jr. and Carla Talarico Romero, bargainor, 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 and official seal at office, this 30th day of October, 2021.

Notary Public

My Commission Expires: 11-06-2024

RODNEY DONTAE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY