Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 766158 DEEDQC
12/02/2021 12:52:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211202-0159892

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
Daniel Heard
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

QUITCLAIM DEED FOR EXCHANGE OF PROPERTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jeffrey S. Nagle & Marissa Nagle 2241B Kline Avenue Nashville, TN 37211	New Owner	118-04-0D-002.00-CO

This Quitclaim Deed for Exchange of Property executed this 17th day of November, 2021 by and between **Kelvin Pennington, a married man** (the "GRANTOR") and **Jeffrey S. Nagle and Marissa Nagle, husband and wife** (the "GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR is the owner of the real property known as, and located at, 2241B Kline Avenue, Nashville, TN 37211 which is also known as Unit B, 2241 Kline Avenue Cottages ("Unit B"); and

WHEREAS, GRANTEE is the owner of the real property known as, and located at, 2241A Kline Avenue, Nashville, TN 37211 which is also known as Unit A, 2241 Kline Avenue Cottages ("Unit A"); and

WHEREAS, notwithstanding the above, GRANTOR has occupied and/or leased as landlord Unit A, incorrectly believing that the unit he occupied and/or leased out was Unit B, when in actual fact it was Unit A; and

WHEREAS, further notwithstanding the above, GRANTEE has occupied Unit B, incorrectly believing that the unit they occupied was Unit A, when in actual fact it was Unit B; and

WHEREAS, the circumstance that each of GRANTOR and GRANTEE owns one unit but occupies and possesses a different unit has come to light as part of the preparations for the sale of GRANTOR's unit; and

WHEREAS, GRANTOR and GRANTEE desire to exchange legal ownership of their units so that each of them would then legally own the unit which they have for many years occupied and possessed.

NOW THEREFORE, for and in consideration of the covenants and agreements contained herein, the exchange of ownership of the respective units, which shall be done simultaneously, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kelvin Pennington, a married man** (the "GRANTOR"), hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property unto **Jeffrey S. Nagle and Marissa Nagle, husband and wife** (the "GRANTEE"), their heirs and assigns, all of that certain real property located in Davidson County, Tennessee, being described as follows:

> Land in Davidson County, Tennessee, being Unit B of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121235, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121235, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Kelvin Pennington, married by Warranty deed from P. Marshall Bryan and wife, Sarah Emily Bryan of record in Instrument No. 20150331-0027632 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

This being improved property known as: 2241B Kline Avenue, Nashville, TN 37211.

Said property is conveyed subject to such restrictions, encumbrances and limitations as may affect the premises. GRANTOR makes no warranties as to the state of the title to the subject property but acquits any claim that GRANTOR has to said property and for that purpose makes this conveyance to GRANTEE.

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, the undersigned has hereunto subscribed her name on this 17th day of November, 2021.

GRANTOR:

Kelvin Pennington

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kelvin Pennington, the within named bargainor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 17th day of November, 2021.

NOTARY PUBLIC

My Commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17th day of November, 2021.

NOTARY PUBLIC

My Commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025