This document prepared based on
information provided by the parties by:
The Denny Law Firm, PLLC
17824 Statesville Road, Suite 124
Cornelius, North Carolina 28031
Attn: Mark S. Denny, Esq.

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ Miami Dade
The actual consideration for this transfer is $None.

Affiant

Subscribed and sworn to before me on this
9 day of DECEMBER 2021.

Notary Public
My Commission Expires: Nov 15, 2025

WINSLOW THOMPSON
Notary Public - State of Florida
Commission # HH 198190
My Comm. Expires Nov 15, 2025
Bonded through National Notary Assn.

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel-Group Numbers
Chanel's Real Estate Ventures LLC Attn: Chanel Farrell 1714 Villa Place, #A Nashville, TN 37212	Same as New Owner	104080J001.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC, a Utah limited liability company a/k/a MELANIE'S REAL ESTATE & TRUST LLC, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto CHANEL'S REAL ESTATE VENTURES LLC, a Utah limited liability company, its successors, and assigns, all of their right, title and interest, in and to a certain tract of land in the Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1714-A, together with the appurtenant interest in the common elements of the 1714 Villa Place Townhomes, a Horizontal Property Regime with Private Elements established by Master Deed of record in Instrument No. 20030825-0123190, amended in Instrument No. 20060710-0082607, Registers Office for Davidson County, Tennessee, said unit being depicted on the Townhome Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Melanie's Real Estate & Trust LLC, a Utah limited liability company by Warranty Deed from Marsha Williams, dated September 28, 2021 and recorded September 29, 2021, of record in Instrument 20210929-0131175, Register's Office for Davidson County, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 774766 DEEDQC
12/16/2021 09:57:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211216-0166217

WITNESS our hands this 8th day of December, 2021.

MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC,
a Utah limited liability company

By: _____
Name: Melanie Farrell
Title: Manager

see California acknowledgment

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, MELANIE FARREL, as Manager of MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC, known to me personally or proved by sufficient evidence, and who states that he executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, this the _____ day of _____, 2021.

_____
Notary Public
My Commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On December 8, 2021 before me, DEBBIE L. WOOD, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared MELANIE FARRELL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBBIE L. WOOD
Notary Public - California
Riverside County
Commission # 2229847
My Comm. Expires Feb 28, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: December 8, 2021 Number of Pages: 2
Signer(s) Other Than Named Above: no other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: MELANIE FARRELL	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: MANAGER	☐ Other:
Signer Is Representing: MELANIE'S REAL ESTATE & TRUST ACCOUNT, LLC	Signer Is Representing:

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