THIS INSTRUMENT PREPARED BY: **APRIL W. NEMER** **LINDSEY AMONETTE NEMER +** **GLASSFORD, PLLC** **ONE AMERICAN CENTER** **3100 WEST END AVENUE, SUITE 250** **NASHVILLE, TENNESSEE 37203** **(615) 313-3994** **(615) 313-3968 (FACSIMILE)**	**STATE OF TENNESSEE)** **COUNTY OF Wilson)** **The actual consideration for this transfer pursuant to Tennessee Code Annotated § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a Marital Dissolution Agreement entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 21D260.** **Affiant / Jennifer Richards (f/k/a Jennifer Sapka)** **Subscribed and sworn to before me on this 17th day of December, 2021.** **Notary Public** **My Commission Expires: 10-29-22**

DONNA G. WAGNER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Karen Johnson Davidson County
Batch# 777247 DEEDQC
12/21/2021 10:42:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211221-0168361

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Michael Sapka 600 12th South Avenue #641 Nashville, Tennessee 37203	SAME	093-13-0C-130.00

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jennifer Richards (f/k/a Jennifer Sapka)** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Michael Sapka, also known as Michael P. Sapka,** (hereinafter "Grantee[s]") any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 641 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

BEING the same property conveyed to Michael P. Sapka, also known as Michael Sapka, and Jennifer Sapka, husband and wife, by Warranty Deed from Charles T. Mount, married, of record in Instrument No. 20200929-0112157, Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded September 29, 2020.

This is improved property known as **600 12th South Avenue #641, Nashville, TN 37203.**

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 17th day of December, 2021.

JENNIFER RICHARDS (F/K/A JENNIFER SAPKA)

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Richards (f/k/a Jennifer Sapka)**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of December 2021.

Donna G Wagner
NOTARY PUBLIC

My Commission Expires: 10-29-22

DONNA G. WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY