THIS INSTRUMENT PREPARED BY:

Jacob R. Nemer, Esq.
LINDSEY AMONETTE NEMER + GLASSFORD, PLLC
One American Center
3100 West End Avenue, Suite 250
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 812291 DEEDQC
02/28/2022 10:41:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0022275

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Quinn S. Wells 1706 18th Ave. S., #115 Nashville, TN 37212	**Quinn S. Wells** 1706 18th Ave. S., #115 Nashville, TN 37212	104-8-M215.00 CC

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, this conveyance being an adjustment of property rights between divorcing parties, pursuant to TENN. CODE ANN. §67-4-409, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sarah K. Purcell (being the same person as Sarah K. Wells)** (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **Quinn S. Wells** (hereinafter "Grantee"), any interest she has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

BEING UNIT NO. 115 IN THE GLEN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET. SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF THE GLEN CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695, AND 20081124-0115172, AND INSTRUMENT OF CORRECTION AND AMENDMENT OF RECORD IN INSTRUMENT NO. 20090224-0016363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF THE GLEN ECHO HALL CONDOMINIUMS AS SET ON EXHIBIT "B" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO QUINN S. WELLS AND SARAH K. PURCELL, HUSBAND AND WIFE, BY WARRANTY DEED FROM THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ON THE 25TH DAY OF

JUNE, 2009, IN INSTRUMENT NO. 20090629-0060017, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 21, PAGE 87, BOOK 4660, PAGES 146, 147, AND 148; AND INSTRUMENT NUMBERS 20070628-0077121; 20070904-0105726; 20080805-0080551; 20070820-0099189; 20081029-0108159; 20081112-0111695; 20070820-0099330; 20081124-0115172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1706 18TH AVENUE SOUTH, #115, NASHVILLE, TENNESSEE 37212.

~~TO HAVE AND TO HOLD~~ said real estate, with the appurtenances, estate, title and ~~interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per TENN. CODE ANN. § 67-4-409, is $0.00, as this QUITCLAIM DEED is an adjustment of property rights between divorcing parties pursuant to a FINAL DECREE OF DIVORCE.

S Purcell

SARAH K. PURCELL

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.

WITNESS my hand and seal this 31st day of March, 2021.

S Purcell

SARAH K. PURCELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
28 **Day of** Feb, 2022.
D. Hayes, **Deputy Register**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH K. PURCELL**, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2021.

Kayla Garner
NOTARY PUBLIC

My Commission Expires: 1/8/2024

KAYLA GARNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY