THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** **File #220641384**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this day of July, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 896498 DEEDQC
08/01/2022 10:52:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220801-0087068

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner: Braden Galbreath and Brynn Lotz 414 Rosedale Avenue Apt 303 Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 105 16 0C 063.00

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, **Braden Galbreath and Brynn Lotz, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Braden Galbreath, unmarried and Brynn Lotz, Unmarried, an 80% interest as tenants in common with right of survivorship, and Dodd Galbreath and Susan Galbreath, husband and wife, a 20% interest as tenants in common with right of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of DAVIDSON, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414303, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided Percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws, Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No, 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Braden Galbreath and Brynn Lotz, by Warranty Deed from Eric Michael Doussard, a single man, of record in Instrument No. 20220714-0080984, in the Register's Office of Davidson County, Tennessee, dated July 13th, 2022 and recorded on July 14, 2022.

Being the same property conveyed to Eric Michael Doussard, a single man, by Warranty Deed from Autumn Bilyeu and Paul Beauchamp, wife and husband, of record in Instrument No. 20200413-0038309, in the Register's Office of Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 13th day of July 2022.

Braden Galbreath

Brynn Lotz

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 Braden Galbreath and Brynn Lotz, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of July 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: