Prepared By:
Peggy Atwood

After Recording Return To:
Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 928059 **DEEDQC**
10/11/2022 02:12:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221011-0111507

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 30, 2022 THE GRANTOR(S),

- Brian Atwood and Peggy Atwood, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Yellow Remy, LLC, Brian and Peggy Atwood, Owners, residing at 5810 Shelby Oaks Dr # B, Memphis, Shelby County, Tennessee 38134

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

UNIT B-4 ARLINGTON COURT CONDOMINIUM
Current Source of Title : 20211122-0154690

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor Signatures:

DATED: 9/30/22

Brian Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

DATED: 9/30/22

Peggy Atwood
1417 Knox Valley Dr
Brentwood, Tennessee
37027

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 30 day of September, 2022, before me personally appeared Brian Atwood and Peggy Atwood, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

NOTARY PUBLIC
Title (and Rank)

My commission expires March 2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

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
11 Day of Oct, 2022.
A. Hayes, Deputy Register

No have and hold or fee simple language

Tax Parcel Number: 104080G00800CO

Mail Tax Statements To:
Yellow Remy, LLC
5810 Shelby Oaks Dr # B
Memphis, Tennessee 38134

[SIGNATURE PAGE FOLLOWS]

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937504**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $327,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires: 8|10|25

Karen Johnson Davidson County
Batch# 759022 DEEDWARR
11/22/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20211122-0154690

CHRISTINA INDREI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Brian Atwood and Peggy Atwood 1417 Knox Valley Dr. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 08 0G 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabriela Hidalgo-Gato, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Atwood and Peggy Atwood, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-4 of Arlington Court 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 Arlington Court, Condominium of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee, as shown on Exhibit "C" attached thereto, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Gabriela Hidalgo-Gato, single woman, by Warranty Deed from Nancy Neblett Northington, an unmarried woman, of record in Instrument No. 20180827-0084433, in the Register's Office of Davidson County, Tennessee, dated August 23, 2018 and recorded on August 27, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.H. Shields' Subdivision of Lots 44, 55, 57 & 69 in O.B. Hayes Rokeby Addition, as recorded in Plat Book 161, Page(s) 158.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Arlington Court Condominium of record in Book 6806, Page 22; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1711 18th Avenue Unit B4 Nashville TN 37212

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