Karen Johnson Davidson County
Batch# 941303 DEEDQC
11/15/2022 02:29:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221115-0121781

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER
311 Union Street, Suite 1000
Nashville, Tennessee 37219
615.238.6300

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
David Scott Nichol 2120 Belmont Boulevard, Unit A2 Nashville, TN 37212	New Owner	104-16-0E-010-CO and 104-16-0E-020-CO

WHEREAS, by deed(s) of record as Instrument No(s). 20200528-0054737 and 20070207-0016075, Register's Office for Davidson County, Tennessee, David Scott Nichol ("Nichol") is the owner of that certain real property in Davidson County, Tennessee, specifically described below (the "Property").

WHEREAS, the Property is comprised of contiguous condominium units that have separate tax parcel identifications assigned thereto and as referenced in the above table.

WHEREAS, it is Nichol's desire to have the separate tax parcels comprising the Property joined into one tax parcel, and to effectuate the same, Nichol enters into this Quitclaim Deed.

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, David Scott Nichol (the "Grantor"), does hereby quitclaim, transfer and convey all my interest in and to the following described property to David Scott Nichol (the "Grantee"), his heirs, successors, and assigns, said property being a certain tract or parcel of land in the County Davidson, State of Tennessee, and more particularly described a follows:

> Being those certain Condominium Apartments in Davidson County, Tennessee, being Unit No. A0 and Unit No. A2 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, of the Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782, 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 Master Deed and said Units being depicted on the Condominium Site Plan attached as Exhibit "D" to the Amendment to the aforementioned Master Deed.

Being the same property conveyed to David Scott Nichol, by (i) Warranty Deed from IRA Innovations LLC FBO David Dorris IRA # 2202716 dated May 22, 2020 of record as Instrument No. 20200528-0054737; and (ii) by Warranty Deed from Albemarle, LLC, a Tennessee limited liability company, dated January 31, 2007 of record as Instrument No. 20070207-0016075, Register's Office for Davidson County, Tennessee

This is improved property known as: 2120 Belmont Boulevard, Unit A0 and Unit A2, Nashville, TN 37212.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **This deed is prepared on information provided by the Grantor, and no title or other examination has been made by the Preparer.**

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 14th day of ~~December, 2021~~. November, 2022

David Scott Nichol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David Scott Nichol, a Notary Public in and for said County and State, aforesaid, personally appeared David Scott Nichol, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Davidson County, Tennessee, this ___ day of ~~December, 2021~~. November, 2022

~~NOTARY PUBLIC~~

My Commission Expires: 11-06-2023

CHERICE GAUBATZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDON)

The actual consideration for this transfer of property is $0

Affiant

Sworn to and subscribed before me
This 14th day of November, 2022.

Notary Public

My Commission Expires: 11-06-2023

CHERICE GAUBATZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2023

ICE 2382774.2