THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Karen Johnson Davidson County
Batch# 974943 DEEDQC
02/28/2023 11:07:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230228-0014068

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fritz F. Parl 511 Ashlawn Court Nashville, TN 37215	New Owner	Map and Parcel No.: 131-06-0E-242.00

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, **Fritz F. Parl, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Fritz F. Parl, unmarried**, his heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Unit 242, of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, page 749, as amended by Amendments of record in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, 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 Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of said Unit.

Being the same property conveyed to Fritz F. Parl, unmarried and Nadereh Roodi, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Fritz F. Parl, dated October 5, 2015 and recorded on October 6, 2015 in Instrument No. 20151006-0101861, in the Register's Office of Davidson County, Tennessee.

Nadereh Roodi having died on February 10, 2023 in Davidson County Tennessee, her interest in said property having passed to Fritz F. Parl as the surviving tenant.

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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 27th day of February, 2023.

Fritz Parl

Fritz F. Parl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fritz F. Parl**, 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, at Office, this 27th day of February, 2023.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24