Karen Johnson Davidson County
Batch# 1030758 DEEDQC
07/26/2023 09:40:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230726-0057565

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 TENNE COUNTY OF DAVI The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2023. Notary Public My Commission Expires:

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

QUITCLAIM DEED

Address New Owner: Colby Shae Farrow and Aubri Charnigo 712 47th Avenue North Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091-12-0-074.00

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, **Colby Shae Farrow, now married and Aubri Charnigo, now married, as joint tenants with right of surviorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Colby Shae Farrow and Aubri Charnigo, husband and wife**, 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 Unit No. "A" on the plan of 712 47th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 712 47th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No 20210303-0027683 and amended in Instrument No. 20230322-0020810, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Colby Shae Farrow, unmarried and Aubri Charnigo, unmarried, as joint tenants with right of surviorship by Warranty Deed from David Morris and John M. Helton, tenants in common, dated May 16, 2023 and recorded on May 17, 2023 in Instrument No. 20230517-0036876, in the Register's Office of Davidson County, Tennessee. Colby Shae Farrow now married to Aubri Charnigo.

This is improved property known as: **712 47th Avenue North, Nashville, TN 37209.**

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 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 25th day of July, 2023.

Colby Shae Farrow

Aubri Charnigo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Colby Shae Farrow** and **Aubri Charnigo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of July, 2023.

Notary Public

My Commission Expires: _____

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