THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-0876	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 18 day of Aug., 2023. *Notary Public* *My commission expires:* 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Name and Address of New Owner: Chanel Farrell 804 A Knox Avenue Nashville, TN 37204	
Send Tax Bills To: owner	
Street Address of Subject Property: 1714 A Villa Place Nashville, TN, 37212-3029	**Parcel ID:** 104-08-0J-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chanel's Real Estate Ventures LLC, a Utah limited liability company**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Chanel Farrell, unmarried woman,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1714-A, together with the appurtenant interest in the common elements of the 1714 Villa Place Townhomes, a Horizontal Property Regime with Private Elements established by Master Deed of record in Instrument No. 20030825-0123190, amended in Instrument No. 20060710-0082607, Register's Office for Davidson County, Tennessee, said unit being depicted on the Townhome Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Karen Johnson Davidson County
Batch# 1041920 DEEDQC
08/23/2023 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230823-0065992

Being the same property conveyed to Melanie's Real Estate & Trust LLC by Warranty deed from Marsha Williams of record in Instrument No. 20210929-0131175 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on September 29, 2021.

Being the same property conveyed to Chanel's Real Estate Ventures LLC, a Utah limited liability company by Quitclaim deed from Melanie's Real Estate & Trust Account, LLC, a Utah limited liability company a/k/a Melanie's Real Estate & Trust LLC, of record in Instrument No. 20211216-0166217 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 16, 2021.

WITNESS my hand this 18th day of August, 2023.

Chanel's Real Estate Ventures LLC, a Utah limited liability company

By: Chanel Farrell

It's: Sole owner

STATE OF Tennessee]

COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Chanel Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself Sole Owner of Chanel's Real Estate Ventures LLC, a Utah limited liability company, the within named bargainor, a limited liability company, and that Chanel Farrell, as Sole owner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, herself, as Partner of said corporation.

WITNESS my hand and seal at office, this 18th day of August, 2023.

NOTARY PUBLIC

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Aug. 18, 2023

8/18/23

Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of August, 2023

10.20.24

Notary's Signature My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024