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 24 day of Aug. 2022.

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

Karen Johnson Davidson County
Batch# 1042081 DEEDQC
08/24/2023 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230824-0066205

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 Farrell**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Chanel's Real Estate Ventures, LLC, a Utah limited liability company,** 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.

Being the same property conveyed to Marsha Williams by Warranty deed from Thomas H. Ware, Successor Trustee of the Jonathan David Shearon and Daniel Martin Shearon Trust of

record in Instrument No. 20020318-0033629 Register's Office for Davidson County, Tennessee, dated March 01, 2002 and recorded on March 18, 2002. (Value of consideration shown in aforementioned deed $118,500.00.)

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. (Value of consideration shown in aforementioned deed $482,500.00.)

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.

Being the same property conveyed to Chanel Farrell, unmarried woman by Quitclaim Deed from Chanel's Real Estate Ventures, LLC, a Utah limited libility company of record in Instrument No. 20230823-0065794 in the Register's Office of Davidson County, Tennessee.

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

Grantor – Chanel Farrell

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Chanel Farrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

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

Amelia Swanson State of Tennessee Notary Public Williamson County

NOTARY PUBLIC

My commission expires: 3/23/27

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. 24, 2023.

Affiant Signature

Aug. 24, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of August 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10.20.24

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