QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1146243 DEEDQC
06/12/2024 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0044010

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/24
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
EVELYN O'NEAL AND CHELSEA MARIE FLOWERS	**EVELYN O'NEAL AND CHELSEA MARIE FLOWERS**	
(NAME) **7223 Althrop Way Unit N1**	(NAME) **7223 Althrop Way Unit N1**	**172-12-0D-335.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED AND FOR THE PURPOSE OF CREATING A TENANCY BY THE ENTIRETIES BETWEEN THE PARTIES PURSUANT TO T.C.A. §66-1-109, **EVELYN O'NEAL F/K/A EVELYN O'NEAL BRUSH AND SPOUSE, CHELSEA MARIE FLOWERS,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **EVELYN O'NEAL AND SPOUSE, CHELSEA MARIE FLOWERS,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. N-1 AS SHOWN ON EXHIBIT B2 & B3 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, AS AMENDED BY INSTRUMENT NO. 20050815-0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20050322-0031182 IN SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO EVELYN O'NEAL BRUSH, UNMARRIED WOMAN AND CHELSEA MARIE FLOWERS, UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM STEVE W. BELOW AND SANDRA B. BELOW, HUSBAND AND WIFE DATED APRIL 14, 2022 AND FILED FOR RECORD ON APRIL 25, 2022 AS INSTRUMENT NO. 20220425-0047224, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Evelyn O'Neal Brush has legally changed her name and is now known as Evelyn O'Neal.
Evelyn O'Neal and Chelsea Marie Flowers subsequently married.

This is Improved Property commonly known as: 7223 Althrop Way Unit N1, Nashville, TN 37211

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10 day of June, 2024.

Evelyn O'Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Evelyn O'Neal**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2024.

Notary Signature

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Chelsea Marie Flowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Chelsea Marie Flowers**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June, 2024.

Notary Signature

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

After recording, return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 6/10/2024.

Date

Affiant Signature

6/12/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of June, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)