This Instrument Prepared by:
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3 Cook Drive
Athens, Tennessee 37303

Tax ID No. 093024A408.0

Register's Office Recording Information

Davidson County DEEDQC
Recvd: 05/14/08 11:23 4 pg
Fees:22.00 Taxes:0.00
20080514-0049529

SEND TAX STATEMENTS TO:

DERRICK DENNIS
178 2nd Ave. N. #408
Nashville, TN 37201

This Deed has been prepared from information supplied by or on behalf of the parties. The Preparer does not warrant or certify title, accuracy of description, nor compliance with the planning and zoning laws. Before signing the deed consult with your tax advisor regarding possible state and federal tax consequences.

This deed should be recorded in the Register of Deeds office of the

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St. Paul, MN 55117

Record 2nd
4426498?

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **PERRY DENNIS AND DERRICK SCOTT DENNIS**, Grantor for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **DERRICK SCOTT DENNIS AND WIFE, ANDREA DENNIS**,* Grantees, his heirs and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

* 178 2nd Ave N. #408, Nashville, TN 37201

LAND in Davidson County, Tennessee, being **UNIT NO. 408** as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

ADDRESS NEW OWNER AS FOLLOWS: 178 2nd Ave. N. #408, Nashville, TN 37201

BEING the same property conveyed to Derrick Scott Dennis, unmarried and Perry S. Dennis, unmarried as recorded in the Register's Office, Davidson County, Tennessee as Instrument Number 20060424-0046668.

This conveyance is **SUBJECT** to:

1) Master Deed, Charter, and By-Laws recorded as Instrument Number 20050902-0106149.

2) A Tennessee Conservation Easement of record in Book 7088, Page 975.

3) Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Paeg 130, as amended and supplemented in Book 11625, Page 280.

4) Ordinance for Revelopment Plan Nos 093-773 (as amended) and 099-1762, approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District).

5) Taxes for the years 2006 and following.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seals the day and year as set out in the following acknowledgement.

Perry S. Dennis
PERRY S. DENNIS

D. Scott Dennis
DERRICK SCOTT DENNIS

P.S.D.

Andrea Leigh Dennis
Andrea Leigh Dennis

P.S.D
A.L.D

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, **PERRY S. DENNIS AND** J.S. ANDREA LEIGH DENNIS **DERRICK SCOTT DENNIS** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

AND

Witness my hand and official seal at office, this 05 day of March, 2008.

JAMES JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 09-26-2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Robyn R. Scherer
Affiant Robin R. Scherer, Agent

Subscribed to and sworn to before me this 05 day of March, 2008.

Notary Public

My Commission Expires: 09-26-2010

JAMES JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

INDIVIDUAL ACKNOWLEDGEMENT

State/Commonwealth of TENNESSEE
County of DAVIDSON } ss.

On this the 05 (DAY) day of MARCH (MONTH), 2008 (YEAR), before me,

JAMES JOHNSTON (NOTARY), the undersigned Notary Public, personally appeared DERRICK SCOTT DENNIS, PERRY S. DENNIS AND ANDREA LEIGH DENNIS (NAME(S) OF SIGNER(S))

☐ ~~personally known to me, or~~

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SIGNATURE OF NOTARY PUBLIC

JAMES JOHNSTON
OTHER REQUIRED INFORMATION (PRINTED NAME OF NOTARY, ETC.)
Comm. EXP. 09-26-2010

★★★★★★★★★★★★★★★★★★OPTIONAL INFORMATION★★★★★★★★★★★★★★★★★★

The following information is not required by law, however it may be helpful in preventing fraudulent use of this acknowledgement.

DOCUMENT TITLE OR DESCRIPTION

DOCUMENT DATE: _____ NUMBER OF PAGES: _____

COMMENTS:

RIGHT THUMBPRINT OF SIGNER

RIGHT THUMBPRINT OF SIGNER

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LAND in Davidson County, Tennessee, being **Unit No. 408** as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to 178 2nd Avenue North, LLC, a Georgia limited liability company by deed from Grayson Corporation, a Tennessee corporation of record in Instrument Number 20040826-0103533, Register's Office for Davidson County, Tennessee.



U44264987-05CQ04

QUIT CLAIM DEED

US Recordings