Davidson County DEEDQC
Recvd: 09/06/16 14:12 3 pgs
Fees:17.00 Taxes:0.00
20160906-0093476

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 2 day of September, 2016. Notary Public My commission expires: July 3, 2017 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JASON HOUSER DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ATTORNEYS TITLE CO., INC.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah E. Dirkmaat	**OWNER**	**091023C 00200CO**
6011 A California Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Sarah E. Dirkmaat, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Sarah E. Dirkmaat, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 6011 California Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041740, as amended in Instrument No. 20150514-0044272, and further amended in Instrument No. 20160523-0050963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah E. Dirkmatt, a single woman, by Deed from Freedom Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160404-0031629, and corrected by Scrivener's Affidavit of record in Instrument No. 20160415-0036202, Register's Office for Davidson County, Tennessee. The spelling of the Grantee's name was corrected in the Scrivener's Affidavit and the corrected spelling is Sarah E. Dirkmaat.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This is improved property, known as: **6011 A California Avenue, Nashville, Tennessee 37209**

This QuitClaim Deed has been prepared and delivered to complete and correct the conveyance of said property which was attempted by a Warranty Deed dated March 31, 2016, which referenced a defective Declaration of Covenants, Conditions, and Restrictions for 6011 California Avenue Townhomes, a Horizontal Property Regime with Private Elements (the HPRs) recorded in Instrument Number 20150507-0041740 and Modified in Instrument No. 2015-0044272, and which Warranty Deed is of record in Instrument No. 20160404-0031629, Register's Office for Davidson County, Tennessee (the "Prior WD"). The prior WD Deed conveyed the property to Sarah E. Dirkmatt (misspelled and corrected to read Sarah E. Dirkmaat, by Scrivener's Affidavit of record in Instrument No. 20160415-0036202, said Register's Office). AN AMENDMENT TO THE HPR DOCUMENTATION WAS RECORDED IN INSTRUMENT NO. 20160523-0050963, SAID REGISTER'S OFFICE, REPLACING EXHIBIT B (the PLAN), WHICH PREVIOUSLY ERRONOUSLY IDENTIFIED PARCEL 091023C00200CO AS UNIT B, WITH THE ATTACHED EXHIBIT A (the corrected PLAN), WHICH SUPERSEDED, REPLACED, AND CANCELLED THE PLAN AS SHOWN AS AN EXHIBIT TO THE ORIGINAL HPR DOCUMENTS. **This deed is intended to clarify that the Grantee is the owner of Unit A as shown on Exhibit A of the AMENDMENT to Declaration of Covenants, Conditions, and Restrictions for 6011 California Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160523-0050963, Register's Office of Davidson County, Tennessee.**

Witness my hand(s) this 2 day of **September, 2016.**

Sarah Dirkmaat

Sarah E. Dirkmaat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah E. Dirkmaat,** the bargainor, with whom I am personally acquainted (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 and official seal at Nashville, Tennessee, this 2 day of **September, 2016.**

Notary Public

My Commission Expires: July 3, 2017

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

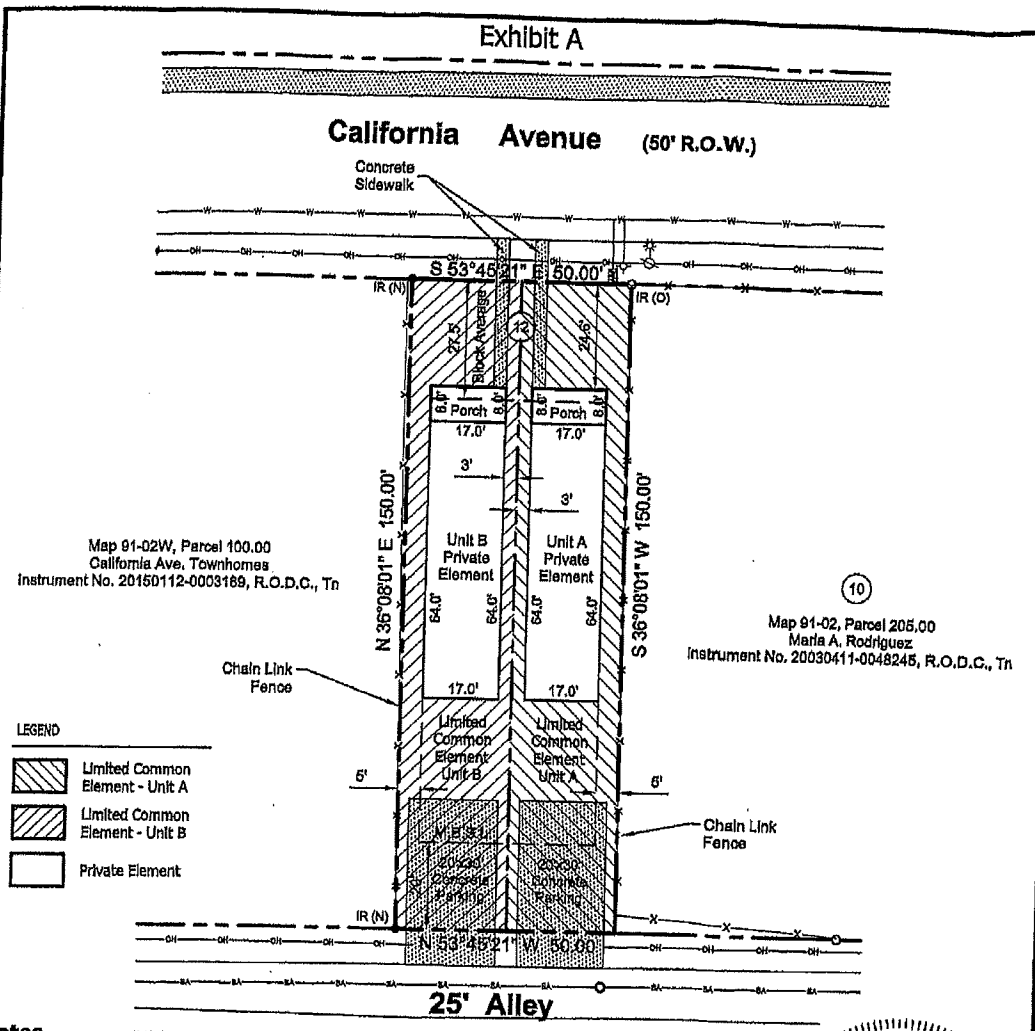
State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019

Exhibit A



Notes

1. The property is designated as parcel 204.00 on Metro Davidson County Property Map 91-02.
2. The current owner of record is Eldon R. Spraker, III as of record in Deed Book 11491, Page 926, R.O.D.C., Tn.
3. The Property does not appear to be located in an area designated as "Special Flood Hazard" on federal flood maps available to me at this time.
4. Being Lot 12, Block 14 on the map of Cherokee Park Subdivision of record in Plat Book 161, Page 75, R.O.D.C., TN.
5. The Exhibit contains all the information required by TCA Section 66-27-309.

Horizontal Property Regime

OF

6011 CALIFORNIA AVE.

20th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FOR

FREEDOM PROPERTIES, LLC

30' 0' 30' 60'

SCALE IN FEET

DATE: August 6, 2015

J. L. WHITSON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1732

SURVEYOR:

Jack Whitson
Registered Land Surveyor
908 Wyntree S., Nashville, Tn 37076
(615) 533-8151