Bill Garrett Davidson County
Batch# 68054 DEEDQC
03/13/2018 09:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180313-0023472

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33416-12-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me this 9th day of March, 2018. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott A. Moskovitz 4501 Beacon Drive Nashville, TN 37215	Scott A. Moskovitz 4501 Beacon Drive Nashville, TN 37215	Map and Parcel No.: 104 13 0L 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MZ Development, LLC, a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto Scott A. Moskovitz ("Grantee"), his heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property located at 231 Leonard Avenue, Unit B, Nashville, TN 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2018.

GRANTOR:

MZ Development, LLC
a Tennessee limited liability company

By:_____
Scott A. Moskovitz, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott A. Moskovitz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who, upon oath, further acknowledged that he is the Authorized Member of MZ Development, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 9th day of March, 2018.

_____
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 231 Leonard Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 201612150131765, as amended in Instrument No. ___201803130023470_____, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon the northerly 50 feet of Lot No. 56 and the southerly 5 feet of Lot No. 35 on the Plan of Bransford Realty Company's Subdivision of Lots 6-23, both inclusive, Block "G" Whitland Realty Company's Subdivision, of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MZ Development, LLC, a Tennessee limited liability company, by warranty deed dated December 22, 2016, from ZM Development Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20161227-0135293, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

