THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Jeremy Schaffer
1066B Zophi St.
Nashville, TN 37216

Send Tax Bill to:
Owner

Map-Parcel Numbers:
072-06-3E-001.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2018.

Notary Public

My Commission Expires
9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SILVER BIRCH III, LLC**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JEREMY SCHAFFER,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 1066B Zophi Street, Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16 day of March, 2018.

Bill Garrett Davidson County
Batch# 71274 DEEDQC
03/20/2018 10:38:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180320-0026073

Silver Birch III, LLC

By: Jacqueline Freda-Schaffer, Member

STATE OF New York
COUNTY OF Orange

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacqueline Freda-Schaffer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the sole Member of Silver Birch III, LLC, a New York limited liability company, the within named Grantor, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jacqueline Freda-Schaffer as such Member.

Witness hand and official seal at office at _____, on this the 16 day of Mar, 2018.

GWEN LERMAN
Notary Public, State of New York
No. 01LE6251512
Qualified in Orange County
Term Expires November 14, 2019

My Commission Expires:

Notary Public

**Exhibit A**

Being Unit No. B, on the Plan of 1066 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit 'B' in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20161109-0118858 and as amended at Instrument No. 20170313-0024366 and 20171018-0106762, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Silver Birch III, LLC from Alan Schaffer by Jeremy Dominic Schaffer, his attorney in fact, by Quitclaim Deed dated December 29, 2017, of record in Instrument Number 20180109-0003004, said Register's Office.