Karen Y Johnson Davidson County
Batch# 143980 DEEDQC
09/21/2018 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180921-0093940

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KENDALL CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2020	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 21st day of September, 2018. Notary Public My Commission Expires: 9/7/2020

QUITCLAIM DEED

Address New Owner: P & P Development, LLC and Cole C. Morgan and Amanda M. Brady PO Box 159342 Nashville, TN 37215	Send Tax Bills to: New Owner	Map Parcel No. 081-02-0-098.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantors"), by these presents, do hereby quitclaim and convey unto **P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, COLE C. MORGAN, AND AMANDA M. BRADY, as Tenants in Common,** and their heirs, successors and assigns ("Grantees"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

***See* Exhibit A & B.**

This is improved property known as: **1716 A & B McKinney, Nashville, TN 37208**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[PURPOSESLY LEFT BLANK]

Witness our hands this the 21st day of September, 2018, the bargaining party, having cause our names to be signed hereto on said day and date.

GRANTORS:

P & P DEVELOPMENT, LLC

By: PAUL ZIADY, MEMBER

By: PAUL RIGGAN, MEMBER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PAUL ZIADY AND PAUL RIGGAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Members** of **P & P DEVELOPMENT, LLC** the within named bargainors, a Tennessee **LIMITED LIABILITY COMPANY** and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the **LIMITED LIABILITY COMPANY** by such person as **MEMBERS**.

Witness my hand, at office, this 21st day of September, 2018

Notary Public
My commission expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for The Homes at 1716 A & B McKinney Avenue, as recorded in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1716 A & B McKinney Avenue of record in Instrument No. 20180629-0063372, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180604-0053022, dated May 31, 2018, said Register's Office.

EXHIBIT B

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for The Homes at 1716 A & B McKinney Avenue, as recorded in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1716 A & B McKinney Avenue of record in Instrument No. 20180629-0063372, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180604-0053022, dated May 31, 2018, said Register's Office.

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020