QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21 (AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

File No.: AGL-18-429-431-36TH

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HOMES AT 429 36TH AVENUE NORTH HOMEOWNER'S ASSOCIATION, INC.	NEW OWNER	**A PORTION OF 092094Z00100CO & 092094Z00200CO**
(NAME)	(NAME)	
429 36TH AVE N.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charlotte Heights Development, GP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO HOMES AT 429 36TH AVENUE NORTH HOMEOWNER'S ASSOCIATION, INC. HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Common Elements, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 429 36th Avenue North, as shown of record in Instrument No. 20170426-0040966, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Build Nashville DB2, LLC to Charlotte Heights Development, GP, as recorded on the 3rd day of May, 2017 in Instrument No. 20170503-0043422 and Warranty Deed from Crystal Love, unmarried to Build Nashville DB2, LLC, as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073771, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as THE COMMON ELEMENTS OF HOMES AT 429 36TH AVENUE NORTH, NASHVILLE, TENNESSEE 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Karen Y Johnson Davidson County
Batch# 150267 DEEDQC
10/09/2018 03:18:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181009-0100234

Witness our hands this 11TH day of September, 2018.

CHARLOTTE HEIGHTS DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: G&S PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP
ITS: PARTNER

BY: AMY L. WOOD
ITS: PARTNER

BY: ADAM G. LAFEVOR
ITS: PARTNER

JOSHUA L. BAXTER, INDIVIDUALLY, BY BRANDY ARENA, HIS ATTORNEY-IN-FACT

ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 11TH day of SEPTEMBER, 2018, before me personally appeared BRANDY ARENA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSHUA L. BAXTER and who acknowledged he/she/they executed the same as the free act and deed of the said JOSHUA L. BAXTER.

Witness my hand and official seal, this the 11TH day of SEPTEMBER, 2018.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ALBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 11TH day of SEPTEMBER, 2018, before me personally appeared AMY L. WOOD AND ADAM G. LAFEVOR, PARTNERS OF G&S PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of CHARLOTTE HEIGHTS DEVELOPMENT, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11TH day of SEPTEMBER, 2018.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ALBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019