Karen Y Johnson Davidson County
Batch# 153188 DEEDQC
10/22/2018 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181022-0104565

THIS INSTRUMENT PREPARED BY:

(X-0251)
Box #14

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
534 Hamilton Avenue Cottages Association 534A Hamilton Ave Nashville, TN 37203	New Owner	105073L90000CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Carbine Development Company, G.P., a Tennessee General Partnership**, hereinafter called the Grantors, by these presents do transfer and quitclaim unto **534 Hamilton Avenue Cottages Association**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of the common and limited common elements shown on the plan of 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 534 Hamilton Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170511-0047073, Register' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Carbine Development Company, G.P., a Tennessee general partnership by Deed from Glenda M. Carbine, Trustee of the Ashley N. Carbine 2010 Irrevocable Trust U/A/D January 7, 2010, of record in Instrument No. 20170206-0012118, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of October, 2018.

Carbine Development Company, GP,
a Tennessee general partnership

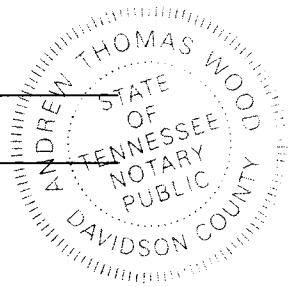
By: _____
James R. Carbine, Partner

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 James R. Carbine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is a Partner of Carbine Development Company, G.P., a Tennessee general partnership, the bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument on behalf of the Company for the purposes therein contained by singing the name of the Company by himself as such Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2018.

_____
Notary Public
My Commission Expires: 11/8/21



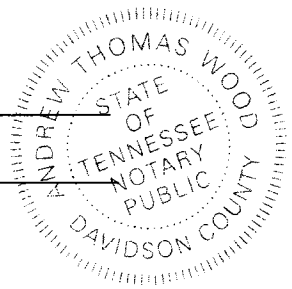
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 22nd day of October, 2018.

_____
Notary Public
My Commission Expires: 11/8/21



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

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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