Box 14

Karen Y Johnson Davidson County
Batch# 170155 DEEDQC
12/05/2018 08:52:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181205-0118460

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
MAM Investors
3630 Knollwood Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

PARCEL ID
103-04-0O-002.00-CO

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Mary J. Hawkins,** an unmarried woman, and **MaryAllen C. Vanasten,** a married woman, hereinafter called the Grantors, by these presents do transfer and quitclaim unto **MAM Investors,** a Tennessee General Partnership composed of Mary J. Hawkins and MaryAllen C. Vanasten, 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:

> Land in Davidson County, Tennessee, being Unit B on the Plan of Utah Avenue Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages of record in Instrument No. 20130731-0079770, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Utah Avenue Cottages, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130731-0079770, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> Being the same property conveyed by Warranty Deed to Mary J. Hawkins, an unmarried woman, and MaryAllen C. Vanasten, a married woman, of record in Instrument No. 20180606-0054165, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4204 B Utah Avenue, Nashville, Tennessee 37209.

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

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 30 day of November, 2018.

Mary J. Hawkins

MaryAllen C. Vanasten

STATE OF Tennessee]
COUNTY OF Davidson]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary J. Hawkins and MaryAllen C. Vanasten the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office this 30th day of November, 2018.

CATHERINE M. NEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Catherine M Neves
Notary Public
My Commission Expires: November 8, 2021

STATE OF Tennessee]
COUNTY OF Davidson]

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

Affiant

Subscribed and sworn to before me this 30th day of November, 2018.

ANDREW THOMAS WELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11/8/21