QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 201695 DEEDQC
03/04/2019 02:02:19 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190304-0019606

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF March, 2019.

NOTARY PUBLIC

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Patrick H. Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File: JOLLY OVERSEAS, LLC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jolly Overseas, LLC 1601 5th Avenue N. Nashville, TN 37208	SAME ADDRESS AS NEW OWNER	164-06-0A-0063.00CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, JOLLY OVEREAS, LLC, a Florida limited liability company (**"Grantors"**), by these presents, quitclaim, grant and convey unto JOLLY OVERSEAS, LLC, a Tennessee Limited Liability Company (**"Grantee"**), its successors and/or assigns, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Instrument No. 20020926-0117438; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jolly Overseas, LLC, a Florida limited liability company by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20181101-0108363 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2019 and subsequent taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20020926-0117438, Register's Office of Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)" of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591, and 20170510-0046473, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and Book 11669, Page 376 and Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee.
7. Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee.
8. Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee.
9. Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, Register's Office for Davidson County, Tennessee.
10. Access, amenities, and reciprocal drainage and detention facilities easement and maintenance agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee.
11. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4316 Summercrest Boulevard, Unit 105, Antioch, Tennessee 37013

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

IN WITNESS WHEREOF, the Grantor has hereunto set their hand(s) on this the 12th day of February, 2019.

JOLLY OVERSEAS, LLC, a Florida limited liability company

Vu pour la légalisation de la signature
de M Billiau Jean-Paul apposée ci-contre
Marly-le-Roi le 12-02-2019
L'Agent délégué

MAIRIE DE MARLY-LE-ROI (Yvelines)

By: _____

Name: Jean Paul Billiau

Its: managing member

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jean-Paul Billiau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of JOLLY OVERSEAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

_____

Notary Public

My commission expires: /

MAIRIE DE MARLY-LE-ROI (Yvelines)