QUITCLAIM DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title and Escrow, LLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Carter Nelms	SAME AS NEW OWNER	
(NAME)	(NAME)	
2927 Southlake Drive		148090A00100CO 148090A00200CO 148090A90000CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

1242 Property Solutions, LLC, a Tennessee limited liability company and Townhomes of Margo Lane Homeowners' Association, Inc., a Tennessee nonprofit corporation ("Grantors")

have bargained and sold, and by these presents do transfer and convey unto

Joseph Carter Nelms, a single man ("Grantee")

his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 28, Section One, Haywood Acres, as shown on plat of record in Plat Book 2900, Page 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee limited liability company, by Warranty Deed from Harold Wayne Collins, unmarried, and Rhonda Watson Ochoa, unmarried, and Richard Watson and Brian Watson, of record in Instrument No. 20180905-0088038, in the Register's Office for Davidson County, Tennessee.

Further being the same property submitted to a Horizontal Property Regime by Declaration of Covenants, Conditions and Restrictions for Townhomes of Margo Lane by 1242 Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument No. 20180921-0093891, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Joseph Carter Nelms, a single man, by Warranty Deed from 1242 Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument No. 20180921-0093892, in the Register's Office for Davidson County, Tennessee.

The aforementioned Horizontal Property Regime having since been terminated by 1242 Property Solutions, LLC, a Tennessee limited liability company, and Joseph Carter Nelms pursuant to the Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions and Restrictions for Townhomes of Margo Lane, of record in Instrument No. _____, in the Register's Office for Davidson County Tennessee. The Grantors hereby convey any and all interest they have in said property unto the said Grantee.

This is improved property known as: **349 A, B & C Margo Lane, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch# 201871 **DEEDQC**
03/05/2019 08:58:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190305-0019858

Witness our hands this the 28th day of February, 2019.

1242 Property Solutions, LLC,
a Tennessee limited liability company

By: _____
Ben DuBose, Sole Member

Townhomes of Margo Lane Homeowners' Association, Inc.,
a Tennessee nonprofit corporation

By: _____
Ben DuBose, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben DuBose, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of 1242 Property Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

_____
Notary Public

My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben DuBose, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of Townhomes of Margo Lane Homeowners' Association, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

_____
Notary Public

My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020