BOX 10-A

Karen Johnson Davidson County
Batch# 220690 DEEDQC
04/23/2019 08:44:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190423-0036966

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
City Limits Construction, LLC	New Owner	
P.O. Box 40466		091021W00100
Nashville, TN 37204		091021W00200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Wade Properties, LLC, a Tennessee limited liability company, do hereby convey, remise, release and quitclaim unto City Limits Construction, LLC, a Tennessee limited liability company, its successors and assigns, the following described parcels of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

This is improved property known as See Attached Exhibit "A".

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19 day of April, 2019.

Wade Properties, LLC

BY: _____
Ken Wade, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member Manager, of Wade Properties, LLC the within named bargainor, a limited liability company and that he as such Member Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and seal at office in Nashville, Tennessee this 19 day of Jan, 2019.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

My Commission Expires_____

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19 day of Jan, 2019.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

2

EXHIBIT "A"

6210 A & B California Ave., Nashville, TN 37209

Land in Davidson County, Tennessee, being Units A and B of 6210 California Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6210 California Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160802-0079613, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6210 California Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160802-0079613, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Maria Gomez and Felix Salamanca to Lone Oak, LLC as recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079612, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from Lone Oak, LLC, a Tennessee Limited Liability Company to City Limits Construction, LLC, a Tennessee Limited Liability Company as recorded on the 14th day of March, 2017 in Instrument No. 20170314-0024732, said Register's Office.

Being part of the same property conveyed by Quitclaim Deed from City Limits Construction, LLC, a Tennessee limited liability company to Wade Properties, LLC, a Tennessee limited liability company as recorded on the 11th day of May, 2018 in Instrument No. 20180511-0045228, said Register's Office.