Karen Johnson Davidson County
Batch# 240223 DEEDQC
06/07/2019 09:41:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190607-0054582

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Saratoga Holdings, LLC
928 Southside Place
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
104012D 900.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Mercer Holdings, LLC, a Tennessee limited liability company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Saratoga Holdings, LLC, a Tennessee limited liability company, all its interest, if any, in and to a certain tract of land in Davidson County, Tennessee, described as follow:

Land in Davidson County, Tennessee Being Unit B of 403 McAdoo Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for 403 McAdoo Avenue Townhomes of record in Instrument 20170526-0052468 in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument # 20170526-0052468, Unit Owners, and the Bylaws of the Association of Owners, reference Units A & B and private elements "A & B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.

Being part of the same property conveyed to Mercer Holdings, LLC, a Tennessee limited liability company, by deed from Stephen P. Burgess dated May 31, 2019 and recorded in Instrument # 20190605-0053886 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 403 B McAdoo Avenue, Nashville, Tennessee 37205

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 4th day of June, 2019.

Mercer Holdings, LLC

By: _____ Member
Stephen Obsitnik, Sole Member

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Stephen Obsitnik, 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 Sole Member of Mercer Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 4th day of June, 2019.

_____
Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the 4th day of June, 2019.

_____
Notary Public

My commission expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County