Karen Johnson Davidson County
Batch# 241028 DEEDQC
06/10/2019 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190610-0055439

**This instrument prepared by:**

**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 7TH day of JUNE, 2019.

NOTARY PUBLIC

My Commission Expires: 5/30/21

**NEW OWNER:**

Q & A Holdings, G.P.

**SEND TAX BILLS TO:**

New owner

**MAP/PARCEL:**

090 12 0Q 010.00

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**QUITCLAIM DEED**

In consideration of 10.00 and other good and valuable consideration, Charlotte Parkside, Inc., a Tennessee corporation (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Q&A Holdings, GP, a Tennessee Partnership (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

*Land situated in Davidson County, Tennessee, being Unit TH03, as established in Declaration of Covenants, Conditions and Restrictions for Charlotte Parkside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161011-0107421, as amended in Instrument No. 20161017-0109431 and in Instrument No. 20180130-0009606, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.*

*Being part of the same property conveyed to Charlotte Parkside, Inc., a Tennessee corporation by quitclaim deed from Q&A Holdings, G.P., a Tennessee general partnership, of record in Instrument No. 20160908-0094810 recorded September 8, 2016, Register's Office for Davidson County, Tennessee.*

*This property is commonly known as 210 Croleywood Lane, Nashville, TN 37209.*

*This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.*

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 7 day of June, 2019.

GRANTOR:
Charlotte Parkside, Inc., a Tennessee corporation

By: Nick Adler, President

**NOTE:**
**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** TN

**COUNTY OF** WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nick Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be President of Charlotte Parkside, Inc., a Tennessee corporation, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

NOTARY PUBLIC

My Commission Expires: 5/30/21

20191223R

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

