Karen Johnson Davidson County
Batch# 259697 DEEDQC
07/19/2019 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190719-0071202

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Beck**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **TB Holdings, LLC,** hereinafter called the Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 12, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same Property conveyed to Taylor Beck by Warranty Deed from Eight-Nine King Investments, LLC of record in Instrument No. 20190719007051 Register's Office for Davidson County Tennessee.

Being a portion of the same property conveyed to Eight-Nine King Development, LLC by Warranty deed from Amber Properties, LLC, a Virginia limited liability company of record in Instrument No. 20150504-0040082 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on May 04, 2015. (Value or consideration as shown in aforementioned deed $900,000.00.)

Being also known as 54 Fern Avenue Nashville, TN 37207.

IN WITNESS WHEREOF, We have hereunto set out hands on this 16 day of July, 2019. TBG for Beck by Victor Bartley attorney in Fact

Taylor Beck, by Victor Bartley, as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Victor Bartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument as power of attorney on behalf of Taylor Beck.

Witness my hand and seal this 16 day of July, 2019.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 1-3-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
TB Holdings, LLC 2211 Crestmoor Road, Ste 200 Nashville, TN 37215	New Owner	Davidson County 071-14-0E-012.00-CO

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 16 day of July, 2019.

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

My Commission Expires:

_____

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

