This instrument prepared by & send tax bills to:
Preston Eggers
2137A 14th Avenue
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 259914 DEEDQC
07/22/2019 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190722-0071501

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **PRESTON EGGERS, A SINGLE MAN, AS TO AN UNDIVIDED 99% INTEREST, AND GLEN P. EGGERS, A MARRIED MAN HEREIN JOINED BY HIS SPOUSE, YANCINE EGGERS, AS TO AN UNDIVIDED 1% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of 2137a 14th Avenue, Nashville, TN 37208, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **PRESTON EGGERS, A SINGLE MAN,** of 2137a 14th Avenue, Nashville, TN 37208, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF HOMES AT 2137 14TH AVENUE NORTH, A PLANNED UNIT DEVELOPMENT, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING HOMES AT 2137 14TH AVENUE NORTH OF RECORD IN INSTRUMENT NO. 20160210-0012823, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL ID #081 03 0J 001.00-CO

THIS BEING THE SAME PROPERTY CONVEYED TO PRESTON EGGERS, A SINGLE MAN, AS TO AN UNDIVIDED 99% INTEREST, AND GLEN P. EGGERS, A MARRIED MAN, AS TO AN UNDIVIDED 1% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN A DEED DATED MARCH 8, 2017 AND RECORDED MARCH 10, 2017 AS INSTRUMENT NO. 20170310-0023693.

Property Commonly Known As: 2137A 14th Avenue, Nashville, TN 37208

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 01 day of 07, 2019.

Preston Eggers

PRESTON EGGERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **PRESTON EGGERS,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of 07-01, 2019.

Clinton Bryant

Notary Public

My Commission Expires: 03-08-21

CLINTON BRYANT NOTARY PUBLIC TENNESSEE My Comm Exp. 03/08/2021 COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Clinton Bryant

Affiant

Subscribed and sworn to before me this the 01 day of 07, 2019.

Clinton Bryant

Notary Public

My Comm. Expires: 03-08-21

CLINTON BRYANT NOTARY PUBLIC TENNESSEE My Comm Exp. 03/08/2021 COUNTY OF DAVIDSON

IN TESTIMONY WHEREOF I/We have executed this instrument of the 1st day of July, 2019.

Glen P. Eggers
GLEN P. EGGERS

Yancine Eggers
YANCINE EGGERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **GLEN P. EGGERS AND YANCINE EGGERS,** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Baton Rouge, ~~Tennessee~~ Louisiana on this date of July 1, 2019.

Glyn H. Morden
Notary Public
My Commission Expires: ~~East Baton Rouge Parish~~ Commissioned for Life

Glyn H Morden
Notary No. 141316

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 1 day of July, 2019.

Notary Public
My Comm. Expires: 12/4/2020

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND

201907220071501

True Copy Certification

I, Joseph Krapf, 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.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, ~~[Name of Notary]~~ Katherine Skuba, a notary public for this county and state, ~~[name of person making certification]~~ JOSEPH KRAPF who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND