QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 266352 DEEDQC
08/02/2019 03:57:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190802-0076870

G-PNP-19-3914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RhinoBird Holding, GP	newowner	
(NAME)	(NAME)	**116-11-0B-001.00-CO (UNIT A) 116-11-0B-002.00-CO (Unit B)**
3914 & 3916 Abbott Martin Rd.,	1518 Clayton Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOWD DEVELOPMENT AND DESIGN, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHINOBIRD HOLDING, GP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3914 Abbott Martin Road of record as Instrument No. 20190329-0028339 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 Dowd Development and Design, LLC by Warranty deed from Lemuel Eggleston Montgomery, II Trustee of the Peggy Montgomery Morgan Living Trust, Dated May 22, 2000 of record in Instrument No. 20190301-0018854 Register's Office for Davidson County, Tennessee, dated February 26, 2019 and recorded on March 01, 2019.

This is **improved** property known as: **3914 & 3916 Abbott Martin Rd., Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 30 day of July, 2019.

Dowd Development and Design, LLC

Keith Dowd, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Dowd, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Dowd Development and Design, 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.

Witness my hand and official seal, this the 30th day of July, 2019.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212