QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 275701 DEEDQC
08/23/2019 10:54:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190823-0084971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Rick Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Aug, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/7/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. Quinton Horner
4717 Centennial Blvd, Ste. B
Nashville, TN 37209

JOHN USTACH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1411 Meharry Boulevard Townhomes Owners' Association, Inc. – a Tennessee non-profit corporation	**New Owner**	
(NAME)	(NAME)	**92-04-0/021-00** **92-04-0/020-00**
3370 N. Hayden Rd, Ste 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251-6632		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **1411 MEHARRY BOULEVARD TOWNHOMES OWNERS' ASSOCIATION, INC.**, A TENNESSEE NON-PROFIT CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **1411 MEHARRY BOULEVARD TOWNHOMES OWNERS' ASSOCIATION, INC.**, A TENNESSEE NON-PROFIT CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

*****THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER.*****

Tract 1:

Land in Davidson County, Tennessee, being the western 30 feet of Lot No. 202 in Thomas Harding's Second Addition, of record in Plat Book 21, Page 58, Register's Office for said County.

Said part of said Lot fronts 30 feet on the south side of Harding Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to 1411 Meharry Boulevard Townhomes Owners' Association, Inc. by Master Deed from Rise Development, LLC, in Instrument No. 20190708-0066349 in the Registers Office of Davidson County, Tennessee.

Tract 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Easterly 20 feet of lot #202, on the plan of Thomas Harding's Second Addition, as of record in Book 21, Page 58, R.O.D.C. Tennessee.

Said part of Lot #202 fronts 20 feet on the Southerly side of Harding Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to 1411 Meharry Boulevard Townhomes Owners' Association, Inc. by Master Deed from Rise Development, LLC, in Instrument No. 20190708-0066349 in the Registers Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand this the 16th day of August, 2019.

1411 Meharry Boulevard Townhomes Owners' Association, Inc., a Tennessee non-profit corporation

By: Rick Wells

Name: Rick Wells
Its: President

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICK WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of 1411 Meharry Boulevard Townhomes Owners' Association, Inc., a Tennessee non-profit corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 16 day of Aug, 2019.

Notary Public

My Commission Expires: 8/7/2022

JOHN LISTACH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY