Karen Johnson Davidson County
Batch# 276037 DEEDQC
08/23/2019 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0085080

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
402 36th Ave, LLC 58 Balancing Rock Drive Holliston, MA 01746	RBC Bank 8081 Arco Corporate Drive Raleigh, NC 27617	0920903E00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gregory Mauldin, a single man,** by these presents does hereby quitclaim and convey unto **402 36th Ave, LLC, a Tennessee limited liability company,** its heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170427-0041368, amended at Instrument No. 20190207-0011617 and also in 20190521-0047858, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A-1" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Carbine & Associates LLC, a Tennessee limited liability company by Warranty deed from Green Light Real Estate Development, LLC of record in Instrument No. 20170314-0024890 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 14, 2017.

Being the same property conveyed to Gregory Mauldin, a single mand by Warranty deed from Carbine & Associates LLC, a Tennessee limited liability company of record in Instrument No. 20190821-0084168 Register's Office for Davidson County, Tennessee, dated August 19, 2019 and recorded on August 21, 2019.

Being also known as 402 36th Avenue North, Unit 2, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23rd day of August, 2019.

Meredith Mays
Affiant

Notary Public

My commission expires:
(Affix Seal)

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of August, 2019.

Gregory Mauldin by Lawrence Feloney, his attorney in fact

Gregory Mauldin by Lawrence Feloney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lawrence Feloney, as Attorney in Fact for Gregory Mauldin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of August, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022