Karen Johnson Davidson County
Batch# 287861 DEEDQC
09/18/2019 01:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190918-0094780

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NO DOLLARS AND NO CENTS ($0.00). Affiant SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF SEPTEMBER, 2019. Notary Public My Commission Expires: 7/9/22

KATHRYN MADEWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

This Instrument Prepared By:
Grover Christopher Collins, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER
Urban Dwell Homes, G.P.	**Urban Dwell Homes, G.P.**	**105-03-01-004.00 CO**
(NAME)	(NAME)	
203 Point East Drive	**203 Point East Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	**Nashville, Tennessee 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 17 day of September 2019, the undersigned **Robert Brandon McDonald**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Urban Dwell Homes, G.P., a Tennessee General Partnership**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 1067B Second Avenue South, Nashville, Davidson County, Tennessee 37210 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2B, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for 1067 2nd Avenue South Townhomes, of record in Instrument No. 20150130-0008986, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete and accurate description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Robert Brandon McDonald by Quitclaim Deed from Urban Dwell Homes, L.P., a Tennessee Limited Partnership, of record in

Instrument No. 20160119-0004900, dated January 6, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to the rights of others in and to the common areas and/or elements.

This is improved property known as: 1067B Second Avenue South, Nashville, Davidson County, Tennessee 37210.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 17th day of September, 2019.

GRANTOR:

ROBERT BRANDON MCDONALD

STATE OF TENNESSEE)
COUNTY OF NASHVILLE)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Brandon McDonald with who I am personally acquainted, and who in my presence executed the foregoing instrument, and who upon oath acknowledged that they did so as their free act and deed, for the purposes contained therein.

WITNESS my hand and seal this 17th day of September, 2019.

NOTARY PUBLIC

My Commission expires: 7/9/22

KATHRYN MADEWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

