QUITCLAIM DEED

Karen Johnson
Batch# 293710
10/01/2019 10:07:12 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20191001-0099791

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ExCel Real Estate & Development	New Owner	DB
(NAME)	(NAME)	
2107 Buena Vista Pike		Map 081-08-4W
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-2801		parcels 001.00 002.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Excel Builders of Tennessee,** hereinafter called the Grantor(s), have quitclaimed unto **ExCel Real Estate & Development,** hereinafter called the Grantee(s), its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit/Lot Number A and B, on the Plan of Declaration of Covenants, Conditions and Restrictions for 1723 5th Avenue Townhomes, a Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" as shown of record in Instrument Number 20190103-0000722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee, "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20190103-00001722, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Excel Builders of Tennessee by Quitclaim Deed from Dwayne L. Bell, Sr. and Beverly W. Bell, husband and wife, dated April 10, 2019 of record in Instrument Number 201904015-0034322, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑ 1723 A & B 5th Avenue N., Nashville, TN 37208

Witness my/our hands this 25th day of September, 2019.

Excel Builders of Tennessee

by: Dwayne L. Bell, Sr. President

State of Tennessee
County of Davidson

Personally appeared before me Dwayne L. Bell, Sr.. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained and the he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as said President of Excel Builders of Tennessee.

WITNESS my hand and seal this 25th day of September, 2019.

Notary Public

My Commission Expires: 11.8.21

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 201909035

