Karen Johnson Davidson County
Batch# 305205 DEEDQC
10/23/2019 03:04:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191023-0108774

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
PLP 2805-102 Delaware, LLC 213 Olive Branch Road Nashville, TN 37205	Same	92-10-k-102.00CO

FOR AND IN CONSIDERATION of other monetary consideration, I, DONALD PHILLIP PIERCY (the "Grantor"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to PLP 2805-102 DELAWARE, LLC (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described in Exhibit A.

BEING the same property conveyed to DONALD PHILLIP PIERCY, by Warranty Deed, recorded on October 8, 2019, in instrument number 20191008-0103156 Register's Office for Davidson County, Tennessee.

The attached legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 23 day of October, 2019.

DONALD PHILLIP PIERCY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Karen Woermann, a Notary Public in and for said County and State, aforesaid, personally appeared DONALD PHILLIP PIERCY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Nashville, Davidson County, Tennessee, this 23 day of October, 2019.

Karen
NOTARY PUBLIC

KAREN WOERMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/5/21

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer of property is $-0-.

Affiant

Sworn to and subscribed before me
This 23 day of October, 2019.

Karen
Notary Public

KAREN WOERMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/5/21

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 102 of The View at City Heights, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to 2805 Delaware Avenue Unit 102, LLC, a Tennessee limited liability company, by Quitclaim Deed from E3 Construction Services, LLC, a Tennessee limited liability company, recorded June 18, 2019, in Instrument No. 20190618-0058668, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed to Combine Map and Parcel Numbers, from E3 Construction Services, LLC, a Tennessee Limited Liability Company, recorded November 29, 2018 in Instrument No. 20181129-0116636; Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Build Nashville, LLC, a Tennessee Limited Liability Company, recorded June 27, 2018 in Instrument No. 20180627-0061712, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to E3 Construction Services, LLC by Warranty Deed from Nick Dorroll, married, recorded June 27, 2018 in Instrument No. 20180627-0061710, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20190111-0003122, amended in Instrument No. 20190114-0003775, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190408-0031387, Register's Office for Davidson County, Tennessee.
- Easements for Public Right of Ways of record in Instrument Nos. 20190128-0008094 and 20190128-0008096, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190222-0016411, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2805 Delaware Avenue #102, Nashville, Tennessee 37209**.