This Instrument Prepared By:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 307219 DEEDQC
10/28/2019 03:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20191028-0110469

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS:
Robert Shuler 4512 Georgia Ave. Nashville, TN 37209	SAME	103020W00100CO 103020W00200CO 103020W00300CO 103020W00400CO 103020W00500CO 103020W00600CO 103020W00700CO 103020W00800CO

WE, **MAD-SHU PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of its right, title and interest unto **ROBERT SHULER** in and to the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

These improved properties are known as:

122 A Oceola Avenue, Nashville, TN 37209
122 B Oceola Avenue, Nashville, TN 37209
122 C Oceola Avenue, Nashville, TN 37209
122 D Oceola Avenue, Nashville, TN 37209
122 E Oceola Avenue, Nashville, TN 37209
122 F Oceola Avenue, Nashville, TN 37209
122 G Oceola Avenue, Nashville, TN 37209
122 H Oceola Avenue, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the ____day of_____, 2019.

MAD-SHU PROPERTIES, LLC,
a Tennessee Limited Liability Company

By: Robert Shuler, Member

MAD-SHU PROPERTIES, LLC,
a Tennessee Limited Liability Company

By: Scott Hammrich, Member

MAD-SHU PROPERTIES, LLC,
a Tennessee Limited Liability Company

By: Stephen Hay, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of aforesaid county and state, personally appeared Robert Shuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to a member of Mad-Shu Properties, LLC, the within named bargainor, a limited liability company and that he as such member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and seal this 21st day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 3-7-20

STATE OF TENNESSEE
COUNTY OF Davidson

J BLAKE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MARCH 8, 2020

Before me, the undersigned notary public of aforesaid county and state, personally appeared S. Hammrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to a member of Mad-Shu Properties, LLC, the within named bargainor, a limited liability company and that he as such member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and seal this 28th day of October, 2019.

NOTARY PUBLIC

KRISTIN SCHUH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/5/2021

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Walton

Before me, the undersigned notary public of aforesaid county and state, personally appeared Stephen Hay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to a member of Mad-Shu Properties, LLC, the within named bargainor, a limited liability company and that he as such member of the limited liability company, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as member.

Witness my hand and seal this 24th day of October, 2019.

Chris C Dance
NOTARY PUBLIC

My Commission Expires: 08/28/2021

Notary Public State of Florida
Chris C Dance
My Commission GG 130489
Expires 08/28/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2019.

Notary Public

My Commission Expires: 3-3-20

J BLAKE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 3, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A, B, C, D, E, F, G, and H of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170623-0063686, Register's Office for Davidson County, Tennessee, 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 of Homes at Osceola Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170623-0063686, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed by Warranty Deed from Ribbon Cutters, Inc. to Mad-Shu Properties, LLC, a Tennessee limited liability company, recorded on the 6th day of September, 2016 of record in Instrument No. 20160906-0093564, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, J. Scott Gupton, 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 Tennesesee

County of Davidson

Personally appeared before me, Jennifer J. Englehart, a notary public for this county and state, J. Scott Gupton 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: 06/21/20

Notary' Seal (if on paper)

JENNIFER J. ENGLEHART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires JUNE 21, 2020