Karen Johnson Davidson County
Batch# 308482 DEEDQC
10/30/2019 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191030-0111349

NAME AND ADDRESS OF NEW OWNER:
Richard T. Resha, Jr. and wife,
Amanda S. Resha
1014 Maplewood Court
Murfreesboro, Tennessee 37129

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 083033F001.00

**QUITCLAIM DEED**

This instrument made and entered into on this the 29 day of October, 2019, by and between **L & E Properties Developers and Contractors, Inc.**, a Tennessee corporation, Party of the First Part, and **Richard T. Resha, Jr.** and wife, **Amanda S. Resha**, Parties of the Second Part.

W I T N E S S E T H:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Parties of the Second Part, all of its right, title and interest in and to a certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit A of 2114 Greenwood Avenue as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 2114 Greenwood Avenue, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180327-0028477 and amended in Instrument Number 20181218-0123079, both of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2114 Greenwood Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20180327-0028477 and amended in Instrument Number 20181218-0123079 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being part of the property conveyed to L & E Properties, Contractors and Developers, Inc. by deed from Michael Ragland and Paige Hendrix appearing of record in Instrument No. 20170719-0073005, of said Register's Office.

This conveyance is subject to Restrictive Covenants for Detached Structure appearing of record in Instrument No. 20100406-0025442, of said Register's Office; to Declaration of Covenants, Conditions, and Restrictions appearing of record in Instrument No. 20180327-0028477, as amended in Instrument No. 20181218-0123079, both of said Register's Office; to an Easement Deed by Court Order to Qwest Communications International, Inc. filed in Instrument No.

20120228-0017172, of said Register's Office; to a Charter for 2114 Greenwood Avenue Homeowner's Corporation filed in Instrument No. 20180327-0028478, of said Register's Office; to a Notice of Completion filed in Instrument No. 20190620-0059335, of said Register's Office; to a Right-of-Way of L & N Railroad (n/k/a CSX Transportation) as much as the subject property therein lies; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the survey and plat of appearing of record in Plat Book 3106, page 148, and Instrument Number 20180411-0034149, both of record in said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2114 Greenwood Avenue, Nashville, Tennessee 37206.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set its signature, on the day and date first above written.

L & E Properties Developers and Contractors, Inc.

By: Richard T. Resha Jr.
Richard T. Resha, Jr., President

By: Amanda Resha
Amanda Resha, Secretary

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Richard T. Resha, Jr. and Amanda Resha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be President and Secretary of L & E Properties Developers and Contractors, Inc., the within named bargainor, a Tennessee corporation, and that they as such President and Secretary executed the foregoing instrument (Quitclaim Deed) for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 29 day of October, 2019.

George H. White
Notary Public

My Commission expires: 10/17/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Richard T. Resha Jr.
Affiant

Sworn to and subscribed before me this the 29 day of October, 2019.

George H. White
Notary Public

My Commission expires: 10/17/21

19347

**True Copy Certification**

I, George H. White, 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.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, 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: 12/18/22

