THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

FHTS# 2019090782kh

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ashley B. Boykin
1201B Sigler Street
Nashville, TN 37203

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBER
093-13-4P-002.00CO

Karen Johnson Davidson County
Batch# 310055 DEEDQC
11/04/2019 09:40:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191104-0113208

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 21st day of October, 2019, between **1201 SIGLER, LLC**, a Tennessee limited liability company with its principal place of business in Robertson County, Tennessee ("Grantor"), and **ASHLEY B. BOYKIN**, an unmarried woman, a resident of Davidson County, Tennessee, and **PAUL L. SCHECHTER** and **DOROTHY SCHECHTER**, husband and wife, residents of Robertson County, Tennessee (collectively "Grantee").

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Sigler Row, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Sigler Row, of record in Instrument No. 20171114-0117025, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING AND INTENDING TO BE the same property conveyed to 1201 Sigler, LLC, a Tennessee limited liability company by Warranty Deed from Lisa Taylor, Linda Hamer, Donna Hankins, Joann Offutt, Trina Frierson and Kenneth Church of record in Instrument No. 20171107-0114466 in the Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 07, 2017.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which will be the responsibility of the Grantee.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said **1201 SIGLER, LLC** hath hereunto caused these present to be signed by its duly authorized officer, this 21st day of October, 2019.

1201 SIGLER, LLC

By: Paul Schechter
Paul Schechter, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **Paul Schechter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a Member of **1201 Sigler, LLC**, the within named bargainor, a limited liability company, and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

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

Notary Public
My commission expires: 10/10/20

CHERYL D. SHARP
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

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

CHERYL D. SHARP
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public
My Commission Expires: 10/10/20