Karen Johnson Davidson County
Batch# 317888 DEEDQC
11/20/2019 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191120-0120015

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrian Boeckeler and Laura Ortiz**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer all of their interest and convey unto **Music City Premier, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and 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 No. 4B as shown on Exhibit "B" of Homes at 4 Fern Avenue, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20151216-0126524, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 4 Fern, LLC by Warranty deed from Newport Group Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180406-0032386 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adrian Boeckeler and Laura Ortiz by Warranty Deed from 4 Fern, LLC, of record in Instrument No. 20191120 - 0119658 Register's Office for Davidson County, Tennessee.

Being also known as 4 B Fern Ave Nashville, TN 37207.

IN WITNESS WHEREOF, We have hereunto set out hands on this 14 day of November, 2019.

Adrian Boeckeler

Laura Ortiz

Laura Ortiz

STATE OF CA)
COUNTY OF LOS ANGELES)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Adrian Boeckeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 14th day of November, 2019.

Notary Public

My Commission Expires: 04/23/2023

WILLIAM A. CUNNINGHAM
Notary Public - California
Los Angeles County
Commission # 2283356
My Comm. Expires Apr 23, 2023

STATE OF CA)
COUNTY OF LOS ANGELES)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Laura Ortiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 14th day of November, 2019.

Notary Public

My Commission Expires: 04/23/2023

WILLIAM A. CUNNINGHAM
Notary Public - California
Los Angeles County
Commission # 2283356
My Comm. Expires Apr 23, 2023

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Music City Premier, LLC 1632 S. Observatory Dr. Nashville, TN 37215	New owner	Davidson County: 071-14-0C-002.00-CO

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 14 day of November, 2019.

Notary Public

My Commission Expires:
1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

