Karen Johnson Davidson County
Batch# 327139 DEEDQC
12/09/2019 01:59:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191209-0126867

This Instrument prepared by:
Arthur L. McDonald
5100 Franklin Pike
Nashville, Tennessee 37220

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED HEREIN.

New Owner / Grantee(s)	**FPM Enterprises, LLC**
Send tax notice to:	Roxanne Coats McDonald
	5100 Franklin Pike, Nashville, TN 37220
Map Parcel Number:	Map and Parcel 160-14-O-D-007.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), cash, in hand paid by the hereinafter named the ("Grantors"), for good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **HHKB Enterprises, LLC**, by and for it's principal, **Roxanne Coats McDonald**, Grantor has bargained and sold and by these presents does hereby transfer, relinquish and quitclaim their interest to **FPM Enterprises, LLC** ("Grantee"), and to its, successors, heirs and/or assigns, a total interest in certain tract or parcel of real property located in Davidson County, Tennessee, in the real property described as follows, to wit:

Land in DAVIDSON County, Tennessee, being Unit No. 5712, in Brentwood Trace Condominiums, Section 11, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section 11, recorded in Book 5200, Page 376, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for Davidson County,

Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5860, Page 70.

Being the same property conveyed to Gladys Escobar, by Warranty Deed, from Haury & Smith Contractors, Inc., a Tennessee corporation, dated May 4, 1983, of record in Book 6053, Page 99, Register's Office for Davidson County, Tennessee. Said property being conveyed further from Gladys Escobar, by Quitclaim Deed to Gladys Escobar and husband, Alfonso Escobar, as tenants by the entirety, dated July 25, 2017, of record in Instrument No. 20170801-007773, Register's Office for Davidson County, Tennessee. Said property being conveyed from Alfonso Escobar and wife, Gladys Escobar to **HHKB Enterprises, LLC**, by Warranty Deed, dated December 19, 2018, of record in Instrument No. **20190102-0000153** Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Current year's property taxes are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 5200, Pages 376-377, Registers Office for DAVIDSON County, Tennessee.
Master Deed of record in Record Book 5524, Page 415, amended in Book 5545, Page 510 and book 5818, Page 915, Register's Office for Davidson County, Tennessee.
By-Laws of record in Record Book 5524, Page 424, amended in Book 5537, Page 988, Book 5868, Page 70 and Book 5818, Page 925, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 6122, Page 419, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6122, Page 424, Register's Office for DAVIDSON County, Tennessee.
Water Mains and Appurtenances Agreements of record in Book 5155, Page 164 and Book 5155, Page 169, Register's Office for DAVIDSON COUNTY, Tennessee.
Storm Water Detention Agreement of record in Book 5861, Page 411, Register's Office for DAVIDSON County, Tennessee.
Easement with reference to Plat of record in Book 4460, Page 110 and Book 4831, Page 125, Register's Office for DAVIDSON County, Tennessee.
Rights to any party walls located on parcel
Subject to rights of others in and to common areas/elements.
Special to lien for special assessment contained in DCCR's/Master Deed
Subject to the glow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5712 Stone Brook Drive, Brentwood, TN 37027

In testimony whereof the Grantor herein, has set their signature on this the 4th day of December, 2019.

HHKB Enterprises, LLC, Grantor

By: Roxanne Coats McDonald, Principal Owner

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally, appeared before me, a Notary Public in and for said County and State the within named Roxanne Coats McDonald, with whom I am personally acquainted (or proved her identity by satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness by hand and official seal, this the 4th day of December 2019

Notary Public

ASHLEY TAYLOR-FANKHAUSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires May 9, 2023

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the 4th day of December, 2019

ASHLEY TAYLOR-FANKHAUSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires May 9, 2023