THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT5236-01

Karen Johnson Davidson County
Batch# 342119 DEEDQC
01/13/2020 09:50:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200113-0004144

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, CHRISTOPHER EDWARD SCHNEIDER, convey and quitclaim unto SMASHVILLE, LLC, its successor and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Lying and being in Davidson County, State of Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit A, together with the common areas of 2216 Belmont Homes, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements (the "Declaration") of record in Instrument No. 20160829-0089813, amended in Instrument No. 20171128-0121411, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unti owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Units being depicted in said Declaration.

Being the same property conveyed to Christopher Edward Schneider and Allan Christian Roman by deed from Technology Drive, LLC, a California limited liability company, dated August 12, 2019, and of record as Instrument No. 20190814-0081405, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument No. 20160829-0089813, and amended in Instrument No. 20171128-0121411, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all encumbrances, restrictions, easements, plats, covenants, rights and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2216 A Belmont Boulevard, Nashville, Tennessee 37212.

WITNESS MY HAND this 8 day of JANUARY, ~~2019~~ 2020.

CHRISTOPHER EDWARD SCHNEIDER

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Sumner

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CHRISTOPHER EDWARD SCHNEIDER, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 8 day of January, ~~2019.~~ 2020

Zachary Stahl
NOTARY PUBLIC

ZACHARY STAHL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: March 1, 2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn before me this 8 day of January, ~~2019.~~ 2020

Zachary Stahl
NOTARY PUBLIC

My Commission Expires: March 1, 2023

ZACHARY STAHL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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Map-Parcel No:
104160K00100CO

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
SMASHVILLE, LLC
1015 Carriage Hill Drive
Hendersonville, TN 37075