Karen Johnson Davidson County
Batch# 346404 DEEDQC
01/22/2020 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200122-0008091

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, **Justin Tuinstra,** an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto **650 Vernon Ave, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 650 Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181102-0108820 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Justin Tuinstra, by Warranty Deed, from The MC2 Group, Inc., a Tennessee Corporation, of record in Instrument No. 20191003-0100926, Register's Office for Davidson County, Tennessee.

Being also known as 650 A Vernon Ave Nashville, TN 37209.

IN WITNESS WHEREOF, We have hereunto set out hands on this 9 day of January, 2020.

Justin Tuinstra

STATE OF New York)
COUNTY OF Queens)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Justin Tuinstra, 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 9 day of January, 2020.

Notary Public

My Commission Expires: 3-19-2022

ERICA MICHELLE STAUNTON-WILLIAMS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ST6372381
Qualified in Queens County
My Commission Expires 03-19-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
650 Vernon Ave, LLC 56 7th Ave. Apt 15H New York, NY 10011-6660	Same	Davidson County: 091-05-4F-001.00

STATE OF New York)
COUNTY OF Queens)

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 9 day of January, 2020.

Notary Public

My Commission Expires:
3-19-2022

ERICA MICHELLE STAUNTON-WILLIAMS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ST6372381
Qualified in Queens County
My Commission Expires 03-19-2022

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)

MARCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020