This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 349820 DEEDQC
01/28/2020 11:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200128-0010110

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Karin Davis** ("Grantor"), Unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **CLN LEGACY HOLDINGS, LLC, TRUSTEE OF THE SIG RENTALS LAND TRUST,** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Unit No. 754 of Vernon Avenue Townhomes, a Horizontal Property Regime with private elements, established puruant to the provision 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 Master Deed establishing Vernon Avenue Townhomes, a Horizontal Property Regime with private elements of record in Instrument Number 20061024-0131877, in the Register's Office for 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 unit 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 Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20140617-0052659** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28th day of **January, 2020.**

Karin Davis

Karin Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Karin Davis**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **January, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **January, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**754 Vernon Ave** **Nashville, TN 37209**
TAX PARCEL NO.:	091050C75400CO
PROPERTY OWNER:	**CLN LEGACY HOLDINGS, LLC, TRUSTEE OF THE SIG RENTALS LAND TRUST**
OWNER'S ADDRESS:	200 W. 34th Ave. #977, Anchorage, Alaska, 99503
MAIL TAX BILLS TO:	**CLN LEGACY HOLDINGS, LLC, TRUSTEE OF THE SIG RENTALS LAND TRUST** **2347 Harshaw Ave., Lawrenceville, GA 30043**

Certificate of Authenticity

I, Venikkia Branch 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Ven. Kkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021