QUITCLAIM DEED

****This instrument was prepared by information provided by the parties. No title search was performed . ****

Karen Johnson Davidson County
Batch# 350406 DEEDQC
01/30/2020 08:12:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200130-0010873

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

x Dana Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2020.

VERONICA ROMERO NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

COMMISSION EXPIRES:

My Commission Expires July 12, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mashbrn Summit Properties, LLC (Name)	**Regions Bank**	**105 05 4J 001.00**
5850 Caveat Ct	2050 Parkway office Cir	
Suwanee, GA 30024	Hoover, AL 35244	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Joseph Mashburn, A/K/A Joseph Michael Mashburn, A Married Man** hereinafter referred to as Grantor, hereby quitclaims to **Mashburn Summit Properties, LLC a Limited Liability Company**, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Unit A of the 1003 Summit Avenue Cottages as established by the Master Deed or Declaration of Covenants, Conditions and Restrictions for 1003 Summit Avenue Cottages ("Master Deed"), a horizontal property regime with private elements, of record in Instrument No. 20180904-0086865 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Area allocated to said unit as set forth in Exhibit B to said Master Deed.

Being a portion of the same property conveyed to Janet L. McGrapth, unmarried by Warranty Deed from Bessie Robertson, unmarried dated July 31, 1996 and recorded August 6, 1996 in Book 10147, Page 82, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Apex Building Solutions, LLC by Warranty Deed from Janet L. McGrapth, unmarried dated August 31, 2018 and recorded September 4, 2018 as Instrument No. 20180904-0087199, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joseph Mashburn, A/K/A Joseph Michael Mashburn, a Married Man by Special Warranty Deed from Apex Building Solutions, LLC, dated November 15th, 2019 and recorded November 18th, 2019 in instrument No. 2019118-0118598 in said Register's Office for Davidson Couty, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and all other matters of public record.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 23 day of JAN, 2020.

Joseph Mashburn A/K/A Joseph Michael Mashburn

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Mashburn A/K/A Joseph Michael Mashburn** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 25rd day of January, 2020

NOTARY PUBLIC

AMY CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires:

My Commission Expires Feb. 21, 2022