THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By and Returned To:
Foundation Title and Escrow, LLC
7112 Crossroads Blvd., Suite 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 350624 DEEDQC
01/30/2020 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200130-0011170

QUITCLAIM DEED

ADDRESS NEW OWNER:
Hostfolio, LLC
PO Box 60992
Nashville, TN 37206

SEND TAX BILLS TO:
~~SAME~~ NEW OWNER

MAP & PARCEL:
105-14-0S-002.00-CO

I, **Kimberly Spence,** do hereby quitclaim and do transfer and convey all of my right, title and interest unto **Hostfolio, LLC,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit 2 on the plan of 2208 Elliott Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 2208 Elliott Avenue, of record in Instrument No. 20171222-0130576, 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 a portion of the same property conveyed to Kimberly Spence, a married woman, by Warranty Deed from Gremada Industries, Inc., a North Dakota Corporation, dated January 13, 2020 and recorded January 16, 2020, as Instrument No. 20200116-0005942, in said Register's Office for Davidson County, Tennessee.

Subject to: Subject to all matters shown on the Plan of record in Plat Book 547, Page 126, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171222-0130576, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 2208 A Elliott Ave, Nashville, TN 37204.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 28 day of January, 2020.

Kimberly Spence

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, of said state and county Kimberly Spence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 28 day of January, 2020.

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Heather R. Hunter
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2020.

Laura Elizabeth Mathis
Notary Public

My Commission Expires: 3-13-22

LAURA ELIZABETH MATHIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)