Karen Johnson Davidson County
Batch# 355614 DEEDQC
02/10/2020 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200210-0014843

THIS INSTRUMENT PREPARED BY: *Yvette L. Meldrum, Attorney at Law* **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2019-2066	*STATE OF* OHIO] *COUNTY OF* MONTGOMERY] *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 31st day of December 2019. *Notary Public* *My commission expires:*

JAMES E. HEDRICK, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

Name and Address of New Owner:
PEB Holdings, LLC, an Ohio limited liability company
1510 Demonbreun St., Unit 1402
Nashville, TN 37203

Send Tax Bills To:
Owner

Street Address of Subject Property:
1510 Demonbreun St., Unit 1402
Nashville, TN 37203

Parcel ID:
093090A09800CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Douglas C. Dotson, Trustee of the Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **PEB Holdings, LLC, an Ohio limited liability company,** hereinafter called "**GRANTEE,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1402, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Douglas C. Dotson, Trustee of the Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993, from RHYTHM PARTNERS, LLC, a Tennessee limited liability company of record in Instrument No. 20100527-0040966, Register's Office for Davidson County, Tennessee, dated 05/20/2010 and recorded on 05/27/2010.

WITNESS my hand this 31st day of December, 2019.

Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993

Douglas C. Dotson, Trustee

STATE OF Ohio

COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Douglas C. Dotson**, with whom I am personally acquainted (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of **Mafre A. Brunner Irrevocable Trust Under Agreement dated May 12, 1993**, the within named bargainor, as Trust, and **Douglas C. Dotson**, being so authorized so to do, executed the foregoing instrument for the purposes therein contained as Trustee.

WITNESS my hand and seal at office, this 31st day of December, 2019.

NOTARY PUBLIC

My commission expires:_____

JAMES E. HEDRICK, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON