Karen Johnson Davidson County
Batch# 371153 DEEDQC
03/11/2020 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200311-0027454

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 11 day of March, 2020.

Kimberly D Hicks

NOTARY PUBLIC
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Joseph B. Scott
605 Boyd Mill Ave., R-5
Franklin, TN 37064

SEND TAX BILLS TO:
Owner

Map/Parcel 072063N02200CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Founders Property Holdings, LLC a Tennessee limited liability company ("Grantor")** hereby conveys all of its right title and interest to the hereinafter described property to **Joseph B. Scott and wife, Blanca Scott ("Grantee")**, their heirs, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being a certain condominium located in Davidson County, Tennessee being Unit N. 309 of The Edison, a Condominium development established pursuant to the provision of the Tennessee Condominium Act as the same is set out in Section 66-27-201 et. Seq. of the Tennessee Code Annotated, under the Master Deed establishing The Edison of Record in Instrument No. 20181029-0107022, amended in Instrument No. 20181206-0119180 and 20181211-0120659 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 interests 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 B to said Master Deed; together with a percentage inters in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

Being the same property conveyed to Founders Property Holding, LLC by deed from Joseph B. Scott and Bianca Scott husband and wife of record in Instrument No. 20190318-0024612 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Founders Property Holdings, LLC

By: Joseph B. Scott
Its: Authorized Agent

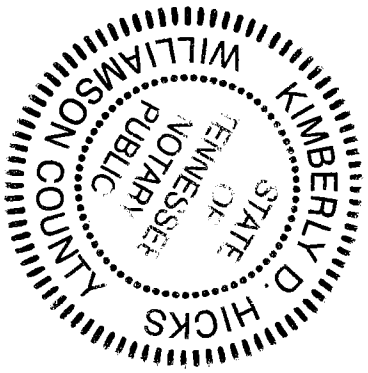
STATE OF TN)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Joseph B. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the Authorized Agent of Founders Property Holdings, LLC, a Tennessee limited liability company, the bargainor, and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of March, 2020.

Kimberly D Hicks
Notary Public

My Commission Expires: 2-21-22.



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

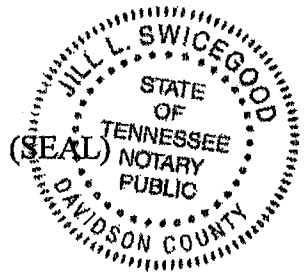
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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