Karen Johnson Davidson County
Batch# 384975 DEEDQC
04/13/2020 04:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200413-0038567

**This Instrument Prepared by:**
**Solomon Parks Title & Escrow**
**305B Indian Lake Blvd Ste 220**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

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

Affiant

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

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel No.** |
|---|---|---|
| Skip Three, LLC | Skip Nashville, LLC | |
| 1227 & 1229 N Avondale Circle | 205 Cherokee Pt. | 071-02-0A-001.00CO & |
| Nashville, TN 37207 | Hendersonville, TN 37075 | 071-02-0A-002.00CO |

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## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Skip Nashville, LLC** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Skip Three, LLC** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

BEING Unit Nos. 1229A and 1229B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1229 North Avondale Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170117-0005019, and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Skip Nashville, LLC by Warranty deed from Kyne A. Marshall, unmarried of record in Instrument No. 20160830-0091042 Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 30, 2016.

This is improved property known as 1227 & 1229 N Avondale Circle Nashville, TN 37207.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

**IN WITNESS WHEREOF,** I have hereunto set my hand and signature on this 11 day of March, 2020.

Kelly Ireland, Sole Member

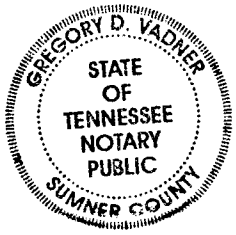
**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Before me, the undersigned Notary Public, personally appeared Kelly Ireland, Sole Member, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND**, at office, this 11 day of March, 2020.

My Commission Expires:

4.17.23




NOTARY PUBLIC

## True Copy Certification

I, Bobby Taylor, 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.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P. Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary's Seal (if on paper)

