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

Karen Johnson Davidson County
Batch# 386218 DEEDQC
04/15/2020 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200415-0039387

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 10 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.**
Anta Capital, LLC 909 N Meadow Ln. Nashville, TN 37221-4350	Same as New Owner	105-07-2-E00-60-0CO

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, **Mara Laurel Childress** 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 **Anta Capital, 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 all of Unit 6 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record as Instrument 20160415-0036657, amended in First Amendment to the Declaration of Covenants, Conditions and Bylaws for Pillow Street Cottages, of record in Instrument No. 20180406-0032472 and Instrument No. 20180607-0054928 and Second Amendment of record in Instrument No. 20180802-0075687, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Mara Laurel Childress by Warranty Deed dated November 1, 2019 from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, recorded November 5, 2019, in Instrument No. 20191105-0114177, in the Official Records of Davidson County, Tennessee.

This is improved property known as 442 Merritt Avenue, Nashville, TN 37203.

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 10th day of ~~January~~ March, 2020.

Mara Laurel Childress

Mara Laurel Childress

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared **Mara Laurel Childress**, 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 10th day of ~~January~~ March, 2020.

My Commission Expires:

01/14/2024

Julie Smith

NOTARY PUBLIC

JULIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County