Karen Johnson Davidson County
Batch# 386876 DEEDQC
04/16/2020 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200416-0039927

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Ste. 105
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
208B Myrtle, LLC 942 Lawn View Lane Franklin, TN 37064-5566	New Owner	82-12-V-4.00 and 82-12-V-3.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 10 day of April, 2020.

Notary Public
My Commission Expires: 9-11-22
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BRIAN BANDAS** (the "Grantor"), has bargained and sold, and by these presents does transfer and quitclaim to **208B MYRTLE, LLC**, a Tennessee limited liability company (the "Grantee"), and Grantee's heirs and assigns, all of Grantor's interest in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING certain private element units situated in Davidson County, Tennessee, being Unit C and Unit D, together with the appurtenant common elements, of 208 Myrtle Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing a Horizontal Property Regime for the 208 Myrtle Street Townhomes, of record in Instrument No. 20171229-0132509; as amended in Instrument No. 20190117-0005041 and in Instrument No. 20190129-0008621, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Units being depicted on site plan of 208 Myrtle Street Townhomes, attached as an exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 208 Myrtle Street Townhomes provided in said Declaration, as amended, together with the By-laws appended thereto, the site plan attached as an exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

BEING the same property conveyed to Brian Bandas, a married man, by Warranty Deed dated February 1, 2019, and recorded as Instrument No. 20190206-0011417 on February 6, 2019, in the Register's Office of Davidson County, Tennessee.

This is improved property. Unit D's mailing address is: **208 A Myrtle Street, Nashville, TN 37206**. Unit C's mailing address is: **208 B Myrtle Street, Nashville, TN 37206.**

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 10 day of April, 2020.

GRANTOR:

BRIAN BANDAS

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **BRIAN BANDAS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, this the 10 day of April, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-24-22

202004160039927

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM