This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 399976 DEEDQC
05/14/2020 11:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200514-0050130

New Owner:	**Send Tax Bill:**	**Map/Parcel**
674 Flintlock Ct, LLC 801 Magnolia Ct. E Nashville, TN 37221	Same	135-16-0B-135.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Judy Whitaker
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Sworn to and subscribed before me this 4th day of May, 2020.

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SEPIDEH KOHANIM, unmarried, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to 674 FLINTLOCK CT, LLC, a Tennessee limited liability company.

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.

The execution of this Quitclaim Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This trust may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS MY HAND this this May 4, 2020.

By: _____
SEPIDEH KOHANIM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this _____, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WITNESS MY HAND this this _____, 2020.

By: _____
SEPIDEH KOHANIM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sepideh Kohanim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this 4th day of May, 2020.



_____
Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 135 on the Plan of Woodridge at Nashboro Village of record in Plat at Instrument No. 20021120-0143949, 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 Sepideh Kohanim, unmarried, by Warranty Deed of record from Vicki A. Clark, Trustee of the Vicki A. Clark Revocable Trust Dated July 25, 2017, in Instrument No. 20181203-0117754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 4660, Page 157 and amended in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 4860, Pages 72, 74, 75 and 157, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, amended and supplemented in Book 5469, Page 840 and in Book 7751, Page 907, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021104-0134724, amended in Instrument Number 20030610-0080281 and Instrument Number 20050520-0056888, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodridge at Nashville Village Homeowner's Association of record in Instrument Number 20021106-0136459, in the Register's Office for Davidson County, Tennessee.
- Charter of Woodridge at Nashboro Village of record in Instrument Number 20021106-0136458, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Overhead Lines of record in Book 4821, Page 105 and Book 4821, Page 111, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Golf Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020820-0100403, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20021120-0144369, in the Register's Office for Davidson County, Tennessee.
- Design Standards of Nashboro Village Tract 11 of record in Instrument Number 20020507-0056331, in the Register's Office for Davidson County, Tennessee.
- Golf Cart Easement of record in Book 10110, Page 857, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180611-0055675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 674 Flintlock Ct, Nashville, TN 37217.

True Copy Certification

I, Matthew D. Faulk, 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, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk 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: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023