**Information was provided from parties involved. No search of public records was performed.**

**THIS INSTRUMENT PREPARED BY:**
Millennial Title, LLC
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**
TKM Enterprises, LLC
1586 CROSS POINTE DR
BRENTWOOD, TN 37027-8156

**Send Tax Bills To:**
SAME

**Map & Parcel No.:**
072142Z00200CO

Karen Johnson Davidson County
Batch# 401027 DEEDQC
05/15/2020 12:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200515-0050740

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JONA Development, LLC, a Tennessee limited liability company** ("Grantor") hereby quitclaim and convey unto **TKM Enterprises, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

**Land in Davidson County, Tennessee, being Unit B of The Plan of 1615 Cahal Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 1615 Cahal Avenue, of record as Instrument Number 20190528-0050214, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20190528-0050214, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to JONA Development, LLC, a Tennessee limited liability company, by Warranty Deed from Barry Greer of record in Instrument Number 20190715-0068645, Register's Office for Davidson County, Tennessee.**

This is improved property known as **1615-B Cahal Avenue, Nashville, TN 37206-1619**

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

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 7 day of May, 2020

**JONA Development, LLC, a Tennessee limited liability company**

**BY:** _____
**Scott Jones, Manager**

STATE OF TENNESSEE

COUNTY OF Williamson

On this 7 day of May, 2020, before me, appeared **Scott Jones**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of **Jona Development, LLC**, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Scott Jones**, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREA MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/1/22

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me, this 7 day of May, 2020

NOTARY PUBLIC

ANDREA MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/1/22

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY