BOX 10-A

(1)

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 402602 DEEDQC
05/19/2020 11:50:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200519-0051850

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Michael S. Brown 519 Chesterfield Avenue, Unit 1 Nashville, TN 37212	Same	104-14-0R-001.00CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **SNOWY RIVER PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **MICHAEL S. BROWN,** his successors and assigns, the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Homes at Montgomery Square, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Montgomery Square, a Horizontal Property Regime, of record in Instrument No. 20170619-0061535 and amended in Instrument No. 20180507-0043727, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration in Instrument No. 20170619-0061535; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed from Michael S. Brown by Quitclaim Deed to Snowy River Property Management, LLC, recorded on the 3rd day of February 2020 of record in Instrument No. 20200203-0012333, in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 519 Chesterfield Avenue, Unit 1, Nashville, TN 37212

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of May, 2020.

SNOWY RIVER PROPERTY MANAGEMENT, LLC,
a Tennessee Limited Liability Company

By: Michael S. Brown, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of May, 2020.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2020.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023