Karen Johnson Davidson County
Batch# 418966 DEEDQC
06/18/2020 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064058

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1501

227 2ND AVE N LLC
a Tennessee Limited Liability Company

TO: QUITCLAIM DEED

WILLOUGHBY FAMILY REVOCABLE TRUST

THIS QUITCLAIM DEED OF REALTY, executed as of the 8th day of June, 2020, by Grantor, 227 2ND AVE N LLC, a Tennessee Limited Liability Company, to Grantee, WILLOUGHBY FAMILY REVOCABLE TRUST, JOSEPH WILLOUGHBY AND JENNIFER WILLOUGHBY, CO-TRUSTEES,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 401, together with the appurtenant interest in the common elements of 227 2nd Avenue, A Condominium, established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171030-0110960, as amended in Instrument No. 20191106-0114611, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to the Declaration.
>
> BEING a portion of the same property conveyed to 227 2nd Ave N LLC, a Tennessee limited liability company, by Special Warranty Deed from Scott Chambers dated January 15, 2016 and recorded January 19, 2016 at 11:06 AM of record in Instrument No. 20160119-0004946, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

227 2ND AVE N LLC
a Tennessee Limited Liability Company

by: _____
Jennifer Willoughby Managing Member

by: _____
Joseph Willoughby Member

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jennifer Willoughby and Joseph Willoughby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Member / Member of 227 2nd Ave N LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company, as its Managing Member/ Member.

Witness my hand and seal at office this the 8th day of June, 2020.

My Commission Expires:

11/17/2020

MATTHEW J ELLIOTT
TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

_____
Notary Public

Property Owners Name
And Mailing Address:

WILLOUGHBY FAMILY REVOCABLE TRUST
227 2nd Ave N, Ste 401
Nashville, TN 37201

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:

227 2nd Ave N, Ste 401
Nashville, TN 37201

Map and Parcel No.

093023G00400CO

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the

8th day of June, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/2020

MATTHEW J ELLIS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MONTGOMERY

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, 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: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY