Karen Johnson Davidson County
Batch# 423239 DEEDQC
06/22/2020 03:37:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200622-0067020

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

The purpose of this Quitclaim Deed is to transfer the common elements of Homes at 915 Ramsey Street to Ramsey Row, LLC in connection with the termination of the HPR known as Homes at 915 Ramsey Street.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ramsey Row, LLC 917 Southside Place Nashville, TN 37203	New Owner	082120Y90000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Homes at 915 Ramsey Street HOA, Inc.**, by these presents does hereby quitclaim and convey unto **Ramsey Row, LLC, a Tennessee limited liability company**, its heirs, successors and/or assigns, all its right, title and interest in and to the following described tract(s) of land:

Being part of Lot No. 71 on the Plan of Neil S. Brown Addition to Edgefield, now East Nashville, of record in Book 57, Page 50, Register's Office of Davidson County, Tennessee, more described to wit:

Beginning at a point on the northern side of Silverdene Place, said point being the corner of Silverdene Place and a 15 feet alley, thence N 24 Deg 35 Min W 70.0 feet along said alley to a point; thence N 65 deg 17 min E 170.03 feet to a point, said point being Silverdene Place; thence South 29 deg 58 min 25 sec W 61.01 feet along said road to a point; thence 116.39 feet continuing along Silverdene place to a point; thence South 65 degrees 17 min West 11.21 feet to the point of beginning.

Being the same property conveyed to Marc Mariani, a married man, by deed dated September 14, 2018 from Pearlie Hammonds A/K/A Perlie Hammonds, an unmarried woman, of record in Instrument No. 20180917-0091710, in the Register's Office for Davidson County, Tennessee. This property was put under a horizontal property regime known as Homes at 915 Ramsey Street, of record at Instrument No. 20190102-0000494, amended at Instrument No. 20190716-0069639, said Register's Office.

Units A, B, C and D were then conveyed to Ramsey Row, LLC by Quitclaim Deed from Marc Mariani dated August 29, 2019 and recorded on September 4, 2019, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2 day of June, 2020.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 2ND day of June, 2020.

HOMES AT 915 RAMSEY STREET HOA, INC.

BY: RAMSEY ROW, LLC, AS OWNER OF UNITS A, B, C AND D

By: _____

Name: MARC MARSANI

Title: OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named MARC MARSANI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be OWNER of Ramsey Row, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2ND day of JUNE, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021