Karen Johnson Davidson County
Batch# 430396 DEEDQC
07/06/2020 10:55:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200706-0072253

G#33464-2

QUITCLAIM DEED

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

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

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabe Feltner Construction, LLC, a Tennessee limited liability company	**"New Owner"**	**090 08 4 F 004 00 CO**
P. O. Box 40305		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

McKiss, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Gabe Feltner Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B on the Plan of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032683, and amended in Instrument No. 20200106-0001201 and in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 621 & 623 James Avenue, shown on Exhibit "C" to the First Amendment to the Declarations of record in Instrument No. 20200106-0001201 and further amended in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company, by Warranty Deed dated December 21, 2018, from Kiss L.P., a Tennessee limited partnership, of record in Instrument No. 20181226-0124823, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" of the First Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200106-0001201 and as amended in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032683, with By-Laws appended thereto, and First Amendment of record in Instrument No. 20200106-0001201, and

Second Amendment of record in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plat of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is Unimproved property, known as: **623 B James Avenue, Nashville, TN 37209**.

Witness my/our hand(s) this **2nd** day of **July, 2020.**

McKiss, LLC, a Tennessee limited liability company

By: _____
Luther T. McKnight, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Luther T. McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of McKiss, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **July, 2020.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21