Karen Johnson Davidson County
Batch# 432222 DEEDQC
07/07/2020 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200707-0073463

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Andy's Cottage, LLC
201 Trimble Court
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: P/O 07211048700

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rodrigo Alanis and Alejandra Gonzales,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Andy's Cottage, LLC, a Tennessee limited liability company,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit 1508 of The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20191001-0099971, Register's Office for Davidson County, Tennessee to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at 1508 and 1510 Andy Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files at Exhibit "B" to said Declaration appearing in Instrument No. 20191001-0099971, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Rodrigo Alanis and Alejandra Gonzales, husband and wife, from The Twin Team, LLC, by Warranty Deed, of record in Instrument No. 20191017-0106269, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1508 Andy Street, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6th day of July, 2020.

Rodrigo Alanis

Alejandra Gonzales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Rodrigo Alanis and Alejandra Gonzales**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of July, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY