Karen Johnson Davidson County
Batch# 439279 DEEDQC
07/16/2020 04:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200716-0078471

AFTER RECORDING RETURN TO:
Silk Abstract Company
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-122927-MOB

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 091 11 0T 001.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of July, 2020, by and between **JOSH FLETCHER and MEAGAN SMITH, HUSBAND AND WIFE, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, a mailing address of 4901 ILLINOIS AVE, NASHVILLE, TN 37209, hereinafter referred to as Grantor(s) and **JOSH FLETCHER and MEAGAN SMITH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 4901 ILLINOIS AVE, NASHVILLE, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4901 ILLINOIS AVE, NASHVILLE, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Josh Fletcher, an unmarried man and Meagan Smith, an unmarried woman, as joint tenants in common with right of survivorship from Potter Brothers Construction, LLC, by deed dated October 23, 2017, and recorded on October 27, 2017, as Instrument Number 20171027-0110327.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JOSH FLETCHER

MEAGAN SMITH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Josh Fletcher and Meagan Smith, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN this 17 day of July, 2020.

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11 day of July, 2020

Notary Public
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Name and address for person(s) responsible for taxes:
JOSH FLETCHER and MEAGAN SMITH
4901 ILLINOIS AVE
NASHVILLE, TN 37209

Name and address of property owner:
JOSH FLETCHER and MEAGAN SMITH
4901 ILLINOIS AVE
NASHVILLE, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

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 1 OF HOMES AT ILLINOIS AND 49TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT ILLINOIS AND 49TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20170502-0042978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF HOMES AT ILLINOIS AND 49TH AVENUE N, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20170502-0042978, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND ALL OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JOSH FLETCHER, AN UNMARRIED MAN AND MEAGAN SMITH, AN UNMARRIED WOMAN, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM POTTER BROTHERS CONSTRUCTION, LLC, BY DEED DATED OCTOBER 23, 2017, AND RECORDED ON OCTOBER 27, 2017, AS INSTRUMENT NUMBER 20171027-0110327.

PARCEL ID NUMBER: 091 11 0T 001.00

PROPERTY COMMONLY KNOWN AS: 4901 ILLINOIS AVE, NASHVILLE, TN 37209

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021