Karen Johnson Davidson County
Batch# 442316 DEEDQC
07/22/2020 12:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200722-0080473

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney at Law
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Mikolinski, Sr. Elisa Mikolinski 1000 Southside Place Nashville, TN 37203	Same As New Owner	Unit A 105011P00100CO Unit B 105011P00200CO

QUITCLAIM DEED

The undersigned, **D & M Development, LLC, a North Dakota limited liability company**, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **James A. Mikolinski, Sr. and Elisa Mikolinski, husband and wife,** in and to the following properties located in Rutherford County, Tennessee:

Land in Davidson County, Tennessee, being Units A and B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1001-1003 South Street Association, Inc., a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20190515-0045638, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein for a more complete identification and description of said Unit.

Being the same property conveyed to D & M Development, LLC, a North Dakata, Limited liability Company, by Warranty Deed from Jackie Marshall and Sherrie Marshall, brother and sister, filed for record as Instrument No. 20190515-0045637, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 1001 and 1003 Southside Place, Nashville, TN 37203

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Warranty Deed.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of July 2020

D & M Development, LLC

By: _____
Jay Mikolinski, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Jay Mikolinski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of D & M Development, LLC, (the "Company") the within named bargainor, a North Dakota limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member.

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

Commission Expires: _____

ROBERT E. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

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

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Notary Public

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020