THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT5479-01

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 444688 DEEDQC
07/28/2020 10:21:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20200728-0082518

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, CHRISTOPHER E. SCHNEIDER, a single man, convey and quitclaim unto CRAIG A. HUNTER, a married man, his heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being all of Unit D as shown on plat of reference at Exhibit B, Master Deed of record in Instrument No. 20131030-0112785, and as amended in Instrument No. 20150427-0037499 and Instrument No. 20150619-0058703 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher E. Schneider, a single man, and Craig A. Hunter, a married man, as tenants in common, by deed from Gulf Front Investment, LLC, a Tennessee limited liability company, dated June 14, 2018, and of record as Instrument 20180619-0058750, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This conveyance is subject to the conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 14th Avenue South Townhomes of record in Instrument No. 20131030-0112785; Instrument No. 20150427-0037499 and Instrument No. 20150619-00058703; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1722D 14th Avenue South, Nashville, Tennessee 37212.

WITNESS MY HAND this 10 day of July, 2020.

CHRISTOPHER E. SCHNEIDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CHRISTOPHER E. SCHNEIDER, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 10th day of ~~May~~ July, 2020.

NOTARY PUBLIC

My Commission Expires: 02-26-24

LAURA GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires February 26, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

Subscribed and sworn before me this 27 day of ~~May~~ July, 2020.

NOTARY PUBLIC

My Commission Expires: 07/13/2024

SUNGHYE Y. KIM
COMM. # 2329719
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2024

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Map Parcel ID:
105090Q00400CO

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
CRAIG A. HUNTER
109 Prairie Rose
IRVINE, CA 92618