Karen Johnson Davidson County
Batch# 448320 DEEDQC
08/03/2020 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200803-0084945

THIS INSTRUMENT WAS PREPARED BY: STEVEN G WATERS, PLLC 100 BLUEGRASS COMMONS BLVD, SUITE 115 HENDERSONVILLE, TN 37075 NO TITLE SEARCH WAS PERFORMED. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF JULY, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Ryan Holmgren (NAME)	Ryan Holmgren (NAME)	105020Y001.00
936 Southside Place (STREET ADDRESS OR ROUTE NUMBER)	936 Southside Place (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP CODE)	Nashville, TN 3703 (CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Holmgren**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **Ryan J. Holmgren, unmarried**, hereinafter called "GRANTEE", their heirs and assigns, all of its rights, title and interests 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 A of Southside Flats, a Townhouse Planned Unit Development, and described in a Declaration of Protective Covenants, Conditions and Restrictions in Instrument No. 20160808-0081955, Register's Office for said County, 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, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ryan J. Holmgren and Eric Holmgren, tenants in common by Quitclaim Deed from Ryan J. Holmgren, unmarried, dated 05/22/2018 and recorded 05/24/2018, of record in Instrument 201805240050008, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as: 936 Southside Place, Nashville, TN 37203.

WITNESS my/our hand(s) this 28th day of JULY, 2020.

Ric Holmgren

Eric Holmgren

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me Eric Holmgren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

True Copy Certification

I, Deborah Rand, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

