Karen Johnson Davidson County
Batch# 477134 DEEDQC
09/16/2020 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200916-0106098

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration or value, whichever is greater, for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me
This 11 day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 6/21/2020

BARBARA BRIGGS NOTARY PUBLIC DEKALB COUNTY, GEORGIA JUNE 21, 2022

ADDRESS OF NEW OWNER:
Fourth & Garfield Owners Association,Inc.
P.O. Box 360126
Melbourne, FL 32936

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel:
Part of 082050108.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, **4th & Garfield, LLC, a Georgia limited liability company**, Grantor, hereby conveys all of its undivided right, title and interest to the hereinafter described property to **Fourth & Garfield Owners Association, Inc., a Tennessee corporation** , Grantee. Said property conveyed herein is described as follows:

TRACT 1:
Situated in the First Ward of the City of Nashville, being Lots Nos 38 and 39 in D.T. McGavocks Plan of 98 Lots in North Nashville, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 38 and 39 front 50 feet each on the easterly side of Fourth Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to an alley, said Lot No. 38 running back with the southerly margin of Garfield, formerly Foster Street.

Being the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company, by Warranty Deed from Mark Waynick and wife Donya Waynick of record in Instrument No. 201507010063678, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee being all of the property shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Cottages on 4th, a Horizontal Property Regime with Private Elements of record as Instrument No. 201511200118121, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company by Deed from Nicole Piersiak, unmarried, of record in Instrument No. 201707260075841, Register's Office for Davidson County, Tennessee.

Included but excluded in the above descriptions are Units 1-8 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 201508070079079 and First Amendment of record in Instrument No. 201612280136094, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in the said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 201508070079079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said units; and
Units 9-16 as shown on the Site Plan of 4th & Garfield Phase 2, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the First Amendment to Declaration of Protective Covenants Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument No. 201708100081961, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Also, excludes any limited common elements as shown on Instrument No. 201508070079079, 201612280136094 and 201708100081961, said Register's Office.

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

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

IN WITNESS WHEREOF, this document was executed this 11th day of September, 2020

4th & Garfield, LLC

By: Thrive Homes, LLC, a Georgia limited liability company, Sole Member

By: Christopher A. Rudd, Managing Member

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Christopher A. Rudd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged he is a Member of Thrive Homes, LLC, Sole Member of 4th & Garfield, LLC and is authorized to execute the within instrument for the purposes therein contained.

Witness my official seal this 11 day of September 2020.

Notary Public
My commission expires:

BARBARA BRIGGS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 21, 2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

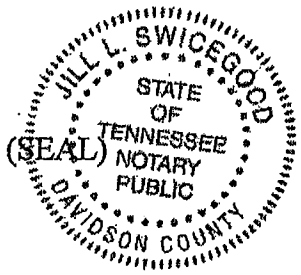
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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