Karen Johnson Davidson County
Batch# 484392 DEEDQC
09/28/2020 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200928-0111129

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martin View Properties, LLC	**Martin View Properties, LLC**	**083-13-0-B-309.00 CO**
(NAME)	(NAME)	
1015 Fatherland Street #309	**P.O. Box 22825**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37202**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIA KEES THIEL AND MICHAEL J. THIEL, WIFE AND HUSBAND ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MARTIN VIEW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 309 WITH A STREET ADDRESS OF 1015 FATHERLAND STREET, NASHVILLE, TN 37206, AS SHOWN ON THE REVISED CONDOMINIUM PLAT WHICH IS ATTACHED TO THE SECOND AMENDMENT TO THE MASTER DEED OF 37206 BUILDING OF RECORD AS INSTRUMENT NO. 20061023-0131425 AS RE-RECORDED IN INSTRUMENT NO. 20061101-0135575, RE-RECORDED IN INSTRUMENT NO. 20061113-0140782, AMENDED IN INSTRUMENT NO. 20070112-0005378 AND INSTRUMENT NO. 20140117-0004964, AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051006-0120763, AS AMENDED, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR LOCATION OF THE ABOVE REFERENCED UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARIA KEES THIEL AND MICHAEL J. THEIL, BY WARRANTY DEED FROM JARROD R. BAIN, OF RECORD IN INSTRUMENT NUMBER 20180307-0021351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1015 Fatherland Street, Unit 309, Nashville, Tennessee 37206**

Witness our hands this the 25th day of September, 2020.

Maria Kees Thiel
MARIA KEES THIEL

Michael J. Thiel
MICHAEL J. THIEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA KEES THIEL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of Sept, 2020.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. THIEL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of Sept, 2020.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY