This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8676-RR

Karen Johnson Davidson County
Batch# 484597 DEEDQC
09/28/2020 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200928-0111302

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8676-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 21st day of September, 2020.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Wade Wheeler and Kevin W. Wheeler 2106 A Burns Street Nashville, TN 37216	New Owner	072-15-1D-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Justin Wade Wheeler, an unmarried man** ("Grantor") do/does hereby quitclaim and convey unto **Justin Wade Wheeler and Kevin W. Wheeler, a married man** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of 2106 Burns Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2106 Burns Street Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20171205-0124109, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of Horizontal Property Regime, Lot 35, Burns Subd. Of Maxey's Addition to Brownsville, 2106 Burns Street, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2106 Burns Street Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Justin Wade Wheeler, unmarried man by Warranty deed from Javad Salimi, a married man and Hamidreza Parsa, a married man of record in Instrument No. 20190417-0035117 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 17, 2019.

This is improved property located at: **2106 A Burns Street, Nashville, TN 37216**

Street, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2106 Burns Street Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

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This is improved property located at: **2106 A Burns Street, Nashville, TN 37216**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2020.

GRANTOR:

Justin Wade Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Wade Wheeler the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2020.

Jim Myers
Notary Public
My Commission expires: _____

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

202009280111302

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

