QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 485794 DEEDQC
09/29/2020 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200929-0112187

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGNESS GROUP, INC	NEW OWNER	**105074M00200CO**
(NAME) **P.O. 158444**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **409 MERRITT, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 409 Merritt-II, a Horizontal Property Regime, of record in Instrument No. 20170627-0064785, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to 409 Merritt, G.P., by Warranty Deed from Gwen D. Summers, unmarried, dated March 20, 2017, recorded March 23, 2017, in Instrument No. 20170323-0028719, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 409 Merritt Avenue, Unit B, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 17 day of September, 2020.

409 Merritt, G.P.

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of September, 2020, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the Authorized Agent of 409 Merritt, G.P., a Tennessee general partnership, and that he, as Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of September, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

