This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201248R

Karen Johnson Davidson County
Batch# 490797 DEEDQC
10/07/2020 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201007-0116117

The actual consideration is $0.00.

Affiant

AFFIANT

Subscribed and sworn to before me this the 1ST day of OCT, 2020.

NOTARY PUBLIC

My Commission Expires: 5/18/24

NEW OWNER:

William J. Montgomery
5202 Shenandoah Ct.
Nashville, TN, 37220

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

081-07-4M-001.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, William J. Montgomery, unmarried (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to M & L Enterprises, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1822 16th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190114-0003721, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to William J. Montgomery, unmarried, by Quitclaim deed from M & L Enterprises, LLC, a Tennessee limited liaiblity company of record in Instrument No. 202010070116115 *Register's Office for Davidson County, Tennessee, dated October 1, 2020.*

Being also known as 1822A 16th Avenue North Nashville, Tennessee 37208.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 1ST day of OCT, 2020.

GRANTOR:

William J. Montgomery

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE) **ACKNOWLEDGEMENT**
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, William J. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1ST day of OCT, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023