This instrument prepared by:

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

File No. 20201617DCC0309

Karen Johnson Davidson County
Batch# 505377 DEEDQC
10/30/2020 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201030-0127051

The actual consideration is $0.00.

NEW OWNER:

Eggerss Properties, LLC –
Condo Series
29914 Cibolo Court
Fair Oaks Ranch, TX 78015

AFFIANT

Subscribed and sworn to before me this
the 29 day of Oct, 2020

NOTARY PUBLIC

My Commission Expires: 5/23/22

MELISSA CHISUM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

SEND TAX BILLS TO:

NEW OWNER

MAP/PARCEL:

105091H03200CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Karl Joseph Eggerss and Amy Leigh Eggerss, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Eggerss Properties, LLC – Condo Series, a Texas limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 309, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with all appurtenant rights thereto as set forth in said master deed.

Being the same property conveyed to Karl Joseph Eggerss and Amy Leigh Eggerss, husband and wife by deed dated September 23, 2020 from Mainland Belmont, LLC, of record in instrument number 20200930-0112726, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1900 12th Avenue South, Unit 309, Nashville, TN 37203.

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 28 day of October, 2020.

GRANTOR:

Karl Joseph Eggerss

Amy Leigh Eggerss

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

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karl Joseph Eggerss and Amy Leigh Eggerss with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 28 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 5.9.23

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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