QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 508574 DEEDQC
11/04/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20201104-0128868

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 $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 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
761 LYNWOOD, G.P.	NEW OWNER	**105 06 0N 001.00** **105 06 0N 002.00** **105 06 0N 900.00**
(NAME) P.O. Box 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, **LYNWOOD ROW II, G.P.**, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **761 LYNWOOD, G.P.**, A TENNESSEE GENERAL PARTNERSHIP, 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:

TRACT 1: Land in Davidson County, Tennessee, being Unit A, and all common elements appurtenant thereto, as depicted on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 761 Lynwood Avenue, of record as Instrument No. 20181120-0114414, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lynwood Row II, GP, a Tennessee general partnership, by Warranty Deed from James E. Chatman and Vera A. Stevens, of record as Instrument No. 20171120-0119145, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Unit B, and all common elements appurtenant thereto, as depicted on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 761 Lynwood Avenue, of record as Instrument No. 20181120-0114414, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lynwood Row II, GP, a Tennessee general partnership, by Warranty Deed from James E. Chatman and Vera A. Stevens, of record as Instrument No. 20171120-0119145, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 761A and 761B Lynwood Avenue, 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 29th day of October, 2020.

LYNWOOD ROW II, G.P.

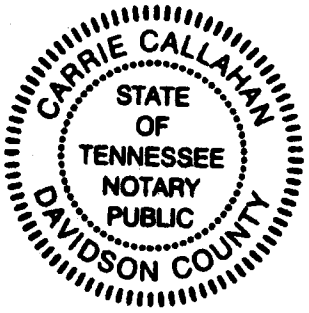
Adam G. LaFevor, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 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 a partner of Lynwood Row II, G.P., and that he, as Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2020.

Notary Public
My Commission Expires: 3/8/2021



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

