Karen Johnson Davidson County
Batch# 509275 DEEDQC
11/05/2020 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201105-0129805

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Shamrock Holdings Nashville LLC 125 Fern Ave Nashville, TN 37207	First Community Mortgage 3490 Piedmont Road NE 1350 Atlanta, GA 30305	071-14-0F-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Scot J. Fickes, a single man,** by these presents does hereby quitclaim and convey unto **Shamrock Holdings Nashville LLC, a Tennessee Limited Liability Company,** its successors and assigns, his rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 10B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 10 Fern Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161014-0108960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Del Sur Hospitality, LLC, a Tennessee Limited Liability Company by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20171020-0107732 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 20, 2017.

Being the same property conveyed to Scot J. Fickes, a single man by Warranty deed from Del Sur Hospitality, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200902-0099984 Register's Office for Davidson County, Tennessee, dated September 1, 2020 and recorded on September 2, 2020.

Being also known as 10 B Fern Avenue, Nashville, TN 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
2 day of November 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of November, 2020.

Scot J. Fickes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Scot J. Fickes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3 day of November 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

202011050129805

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

