Karen Johnson Davidson County
Batch# 509650 DEEDQC
11/06/2020 09:28:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201106-0130322

Prepared by and Return to:
Equi*Title*, Inc.
175 Mouse Creek Road NW
Cleveland, TN 37312
423-614-3100

Space above this line for recording information

STATE OF TENNESSEE)
) **QUITCLAIM DEED**
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS THAT, **STILL WATERS NASHVILLE SERIES 2, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY** herein referred to as Grantor for and in consideration of the sum of ZERO DOLLARS AND 00/100 (0.00) Dollars to paid by **JEFFREY R. KELLERAN AND WIFE, KRISTINA L. KELLERAN**, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged, ha granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

Land in Davidson County, Tennessee, being Unit B of Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160919-0098288, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2408 Inga Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160919-0098288, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit, and including an undivided interest in the Common Elements thereto.

Being the same property conveyed to Still Waters Nashville Series 2, LLC by Quitclaim deed from Jeffrey R. Kelleran and Kristina L. Kelleran, husband and wife of record in Instrument No. 20171117-0118255 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 17, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2408 Inga Suite B B Nashville, Tennessee 37206.

SUBJECT TO All matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.

SUBJECT TO Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160919-0098288, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

SUBJECT TO Easement for Maintaining and Operating Sanitary Sewer of record in Book 1136, Page 268, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO Sewer Line of record in Book 1130, Page 50, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO Sewer Line Easement Assignment of record in Book 1333, Page 401, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO Rights of others in and to the common areas and/or elements.

SUBJECT TO Any and all governmental zoning and subdivision ordinances or regulations in effect thereon.

M&P: 072-13-0X-002.00-CO

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as contained in Master Deed recorded in the Office of the Clerk of Court for Davidson County in Deed Book at Page .

Send Tax Bills to
Grantees' Address: Jeffrey R. Kelleran
20542 NE 26th Street
Sammamish, WA 98074

Property Address: 2408 Inga Street B
Nashville, TN 37206

Tax/Map No. 072-13-0X-002.00-CO

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

WITNESS Hand and Seal this 29th day of October, 2020.

Still Waters Nashville Series 2, LLC, a Tennessee Series Limited Liability Company

Jeffrey R. Kelleran, Manager
Jeffrey R. Kelleran
Its: Manager

Kristina L. Kelleran, manager
Kristina L. Kelleran
Its: Manager

STATE OF Washington

COUNTY OF King

On this 29 day of October, 2020, before me personally appeared Jeffrey R. Kelleran and Kristina L. Kelleran, who upon oath acknowledged themselves to be Managers of Still Waters Nashville Series 2, LLC, a Tennessee Series Limited Liability Company, the within named bargainor, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes contained, by signing the name of the Limited Liability Company by themselves as such Manager.

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

Sharon K Campbell
Notary Public

My Commission Expires: June 24, 2023

(SEAL)

SHARON K CAMPBELL
Notary Public
State of Washington
Commission # 208216
My Comm. Expires Jun 24, 2023

STATE OF TN

COUNTY OF Bradley

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Hayley Mullins
Affiant

SWORN to before me this 30th day of October, 2020 .

Diana Hamilton
Notary Public

My Commission Expires: 01/09/24

(SEAL)

DIANA HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY