Karen Johnson Davidson County
Batch# 509658 DEEDQC
11/06/2020 09:38:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201106-0130333

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 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** herein referred to as Grantor for and in consideration of the sum of NO 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 Units A, on the 2024 Straightway Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150916-0093801, as corrected by Scriveners Affidavit recorded in Instrument No. 20150925-0097758, and amended in Instrument No. 20150925-0097759, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property and an undivided Interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Still Waters Nashville Series 1, LLC by Quitcliam deed from Jeffrey R. Kelleran and Kristina L. Kelleran, husband and wife of record in Instrument No. 20171117-0118244 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 2024A Straightway Avenue A Nashville, Tennessee 37206.

SUBJECT TO All matters shown on the Plan of record in Plat Book 547, Page 163, 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 20150916-0093801, Scriveners Affidavit recorded in Instrument No. 20150925-0097758 and amended in Instrument No. 20150925-0097759, 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 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: 083-03-0X-001.00-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 .

NEW OWNER:
Send Tax Bills to Grantees' Address: Jeffrey R. Kelleran
2024A Straightway Avenue
Nashville, TN 37206

Tax/Map No. 083-03-0X-001.00-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 1, LLC, a Tennessee 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

COUNTY OF

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.

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