Karen Johnson Davidson County
Batch# 514210 DEEDQC
11/12/2020 07:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201112-0132858

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
SMH Development, LLC 231 Cavanaugh Lane Franklin, TN 37064	New Owner	103-02-0W-005.00 & 103-02-0W-006.00

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, **Robert Shuler, an unmarried man,** by these presents do hereby quitclaim and convey unto **SMH Development, LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Units E and F of Homes at Osceola Avenue, 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 Osceola Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170623-0063686, 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 Osceola Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170623-0063686, 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 Units.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee limited liability company by Warranty deed from Ribbon Cutters, INC of record in Instrument No. 20160906-0093564 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

Being a portion of the same property conveyed to Robert Shuler by Quitclaim deed from Mad-Shu Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20191028-0110469 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 28, 2019.

Being also known as 122 E and F Oceola Avenue Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
5th day of November, 2020.

Affiant

My commission expires:
(Affix Seal)
5-2-22

Notary Public

BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. Dec 35-07-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of November, 2020.

Robert Shuler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Shuler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 5th day of November, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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 rendered 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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022