THIS INSTRUMENT PREPARED BY:
Andrew T. Wood, Esq.
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0297
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
559 Hamilton Avenue Townhouse Corporation 559A Hamilton Avenue Nashville, TN 37203	Owner	105073Q90000CO

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **EBO PROPERTIES, GP**, a Tennessee general partnership, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **559 HAMILTON AVENUE TOWNHOUSE CORPORATION**, a Tennessee not-for-profit corporation, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of the common and limited common elements show on the plan of 559 Hamilton Avenue Townhomes, a Horizontal Property Regime with Private Elements, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 559 Hamilton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0118022, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to EBO Properties, GP by Warranty Deed from Gregory Fenske, married of record in Instrument No. 20170816-0083937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

Karen Johnson Davidson County
Batch# 544305 DEEDQC
01/04/2021 09:54:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210104-0000233

IN WITNESS WHEREOF, this instrument has been executed this 11 day of December, 2020.

EBO Properties, GP,
a Tennessee general partnership

By: _____, Partner
Blake Owen, Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blake Owen with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Partner of EBO Properties, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of December, 2020.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 11 day of December, 2020.

_____
Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON