PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

Karen Johnson Davidson County
Batch# 555694 DEEDQC
01/15/2021 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210115-0007380

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
L & S Development, LLC P.O Box 90173 Nashville, TN 37209	New Owner

TAX MAP - PARCEL NUMBERS: P/O 091-08-371

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **L & S Development, LLC a Tennessee limited liability company, and 114 Property, LLC a Tennessee limited liability company, as equal 50% tenants in common,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto, **L & S Development, LLC, a Tennessee limited liability company,** its successors and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Units 4461 and 4471 of 4461-4491 Michigan Ave. Commons, a Horizontal Property Regime, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200312-0027715, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L & S Development, LLC a Tennessee limited liability company and 114 Property, LLC a Tennessee limited liability company, as equal 50% tenants in common, by Warranty Deed from William Joseph Longworth, a married man and Jonathan David Longworth, a married man, dated April 23, 2018 and recorded April 25, 2018 of record in Instrument No. 20180425-0038978 Register's Office for Davidson County, Tennessee

This property known as: 4411 and 4413 Michigan Avenue, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premise.

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

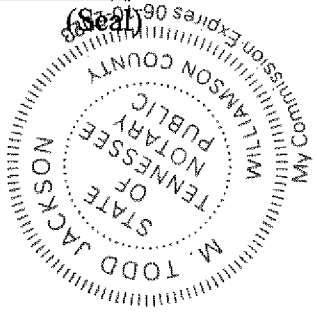
WITNESS MY HAND AND OFFICIAL SEAL, this the 8 day of January, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 8 day of January, 2021.

My commission expires:

Notary Public (Seal)



IN WITNESS WHEREOF, the undersigned has executed this Declaration this the 8 of January, 20 21.

DEVELOPER:
L & S Development, LLC

By: Stephanie L Lowe, Secretary
Stephanie L. Lowe, Secretary

114 Property, LLC

By: Donald Loftis
Donald Loftis, Manager

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the County and State, the within named Stephanie L. Lowe, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Secretary of L & S Development, LLC, and that in such capacity she executed the foregoing instrument for the purposes therein contained, being authorized by the LLC to do so.

WITNESS MY HAND AND OFFICIAL SEAL, this 8 day of January, 2021.

My commission expires:

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public of the County and State, the within named Donald Loftis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of 114 Property, LLC, and that in such capacity he executed the foregoing instrument for the purposes therein contained, being authorized by the LLC to do so.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8 day of January, 2021.

My commission expires:

Notary Public (Seal)

TRUE COPY CERTIFICATION

I, Susan Jackson, do hereby make oath that I am a licensed attorney and/or 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 TENNESSEE
COUNTY OF Williamson

Personally appeared before me Leah A Turner, a Notary Public of said county and state Susan Jackson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 14 day of January, 2021.

_____
Notary Public

My Commission Expires: _____

LEAH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024