Box 14
G34238-4

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 1st day of March, 2021. Notary Public My commission expires: 12/14/24 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 581272 DEEDQC 03/02/2021 10:03:34 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210302-0026226	

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabe Feltner Construction, LLC	**"NEW OWNER"**	**090-08-0-4E-002.00 Unit 619 A** **090-08-0-4E-001.00 Unit 619 B**
P.O. Box 40305		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

McKiss, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Gabe Feltner Construction, LLC, a Tennessee limited liabilitycompany

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 619 A and Unit 619 B on the Plan of Homes at 619 James Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 619 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032682, First Amendment in Instrument No. 20200106-0001199, and Second Amendment of record in Instrument No. 20200407-0036748 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 619 James Avenue, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20200407-0036748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company by Warranty Deed dated October 13, 2015 from Frankie Jean Williams, of record in Instrument No. 20151013-0104265, Register's Office for Davidson County, Tennessee.

1) **The Plan of record as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200407-0036748, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Homes at 619 James Avenue, of record in Instrument No. 20190410-0032682, By-Laws appended thereto, First Amendment of record in Instrument No. 20200106-0001199 and Second Amendment of record in Instrument No. 20200407-0036748, Register's Office for Davidson County, Tennessee.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is unimproved property, known as: 619 A & 619 B James Avenue, Nashville, TN 37209

Witness my/our hand(s) this 1st day of March, 2021.

McKiss, LLC, a Tennessee limited liability company

BY: _____
Julie Johnson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Julie Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of McKiss, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of **March, 2021.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY