Karen Johnson Davidson County
Batch# 601281 DEEDQC
03/26/2021 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210326-0040108

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: AJ Reed, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
2005 Beech Ave, LLC 1112 S Kinderhook Ave. Sioux Falls, SD 57106	SAME	Parcel No. 105 10 00 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SPENCER HUGGETT and BENJAMIN JOHNSON** (hereinafter collectively]referred to as "Grantor"), herein this day and do by these presents forever **QUITCLAIM** unto **2005 BEECH AVE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of March, 2021.

GRANTOR:

SPENCER HUGGETT

BENJAMIN JOHNSON

STATE OF South Dakota
COUNTY OF Day

On this the 12th day of March, 2021, before me personally appeared Spencer Huggett and Benjamin Johnson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this the 12th day of March, 2021.

Ellen L Hesla
NOTARY PUBLIC

My Commission Expires: My Commission Expires April 14, 2023

Ellen L. Hesla
SEAL NOTARY PUBLIC SEAL
SOUTH DAKOTA

AFFIDAVIT OF VALUE

Spencer Hugget ?

I, Bejamin Johnson, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $ 10.00.

Subscribed and sworn to before me this _____ day of March, 2021

- Spencer Huggett

Affiant

Ellen L Hesla

Notary Public

My Commission Expires: April 14, 2023

My Commission Expires
Ellen L. Hesla
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Unit No. 2, as shown as the plan of Beech Avenue Lofts, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions and Restrictions for Beech Avenue Lofts, of record in Instrument No. 20160519-0050358, as amended in Instrument No. 20171204-0123407 and Assignment of Developer's Rights recorded in Instrument No. 20180319-0025593, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Spencer Huggett and Benjamin R. Johnson by Deed from Gina M. Turner of record at Instrument No. 202103180035851 in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I do hereby make oath that I am the 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.

Carole M. Maxson

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On March 25, 2021, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11·5·24

