Karen Johnson Davidson County
Batch# 611182 DEEDQC
04/09/2021 09:16:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210409-0047292

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF April 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvel Properties, LLC	New Owner	034 01 0F 093.00
(NAME)	(NAME)	
817 Timber Creek Drive	Same	
(ADDRESS)	(ADDRESS)	
Cordova, TN 38018		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

KVR HOMES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARVEL PROPERTIES, LLC.

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

A certain townhome located in Davidson County, Tennessee, being unit No. 93 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions, and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the prevision and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof. Said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions, and Restrictions; together with a percentage interests in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to KVR Homes, LLC from Krystal Palmateer, single woman and Kile Palmateer, married man by Deed dated September 6, 2019 recorded on September 10, 2019, in Instrument No. 20190910-0091206, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as **163 Cobblestone Place Drive, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 7th day of April 2021

KVR Homes, LLC

By: J. Trent Lehman, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Trent Lehman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of KVR Homes, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Authorized Agent.

Witness my hand and seal this 7 day of April 2021.

Notary

My commission expires:
4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY