(1)

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626

Karen Johnson Davidson County
Batch# 611186 DEEDQC
04/09/2021 09:27:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210409-0047299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 5th day of April, 2021.

Notary Public

My Commission Expires:

TONYA B. OHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Address New Owners as Follows:
5710 Tennessee LLC
4301 Hillsboro Pike, Ste 300
Nashville, Tennessee 37215

Send Tax Bills To:
Same

Map-Parcel Number:
072114J00100CO
072114J00200CO

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that, City Limits Construction, LLC, a Tennessee limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim and by these presents does transfer to 5710 Tennessee, LLC, a Tennessee limited liability company, ("Grantee"), all of its right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Units A and B of Homes at Otay and Pennington, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Otay and Pennington, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210331-0042312, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at Otay and Pennington, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210331-0042312, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to City Limits Construction, LLC and 5710 Tennessee, LLC 4417 by Warranty Deed of record in Instrument No 20210205-0016729 in the Register's Office of Davidson County, Tennessee.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Unimproved Property Address: 2200 Pennington Avenue, Nashville, TN 37216 and 2204 Pennington Avenue, Nashville, TN 37216

WITNESS my hand this 8th day of April, 2021.

GRANTOR: City Limits Construction, LLC, a Tennessee limited liability company

Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of said county and state, personally appeared Kevin D. Montgomery with whom I am personally acquainted and who upon oath acknowledged himself to be an Authorized Agent for City Limits Construction LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and seal on this 8th day of April, 2021.

Notary Public

My commission Expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

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