QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 14, 2021.

NOTARY PUBLIC

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 615137 DEEDQC
04/14/2021 03:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210414-0049973

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Monty Nove, LLC 1543 Cedar Ranch Road Frisco, TX 75036	Monty Nove, LLC 1543 Cedar Ranch Road, Frisco, TX 75036	Map 71-16 Parcel 82

KNOW ALL MEN BY THESE PRESENTS that Bradley S. Sater, a married man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Monty Nove, LLC, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County being known and designated as Unit No. 9 of Monty at Cleveland Park Homeowners Association a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record in Instrument No. 20200109-0003078, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bradley S. Sater, a married man, by Warranty Deed from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company dated April 9, 2021 and recorded April 12, 2021 in Instrument No. 20210412-0047910, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1308 Montgomery Avenue, Unit 9, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 14, 2021.

Bradley S. Sater by Kim Sater, attorney-in-fact
Bradley S. Sater
BY: Kim Sater, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On April 14, 2021, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Sater, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Bradley S. Sater and is authorized by Bradley S. Sater to execute this instrument on behalf of Bradley S. Sater

Witness my hand and official seal on April 14, 2021.

My Commission Expires: 03-03-2025

NOTARY PUBLIC

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY