Karen Johnson Davidson County
Batch# 616068 DEEDQC
04/15/2021 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050711

QUITCLAIM DEED

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 THE 15 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Boulevard Building Group, LLC	**SAME**	
(NAME) **2721 Fairview Blvd.**	(NAME)	
(ADDRESS) **Fairview, TN 37062**	(ADDRESS)	**062N-A-001.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELK REAL ESTATE VENTURES, LLC** HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **BOULEVARD BUILDING GROUP, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit "C" of the Homes at Battery Cove II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at Battery Cove II, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160804-0080879, in the Register's Office for Davidson County, Tennessee, including without limitation the By Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at Battery Cove II, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160804-0080879, in the Registers Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Elk Real Estate Ventures, LLC by Warranty deed from Boulevard Building Group, LLC of record in Instrument No. 20160816-0085446 Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on August 16, 2016.

This is ( ) **unimproved** (x) **improved** property known as: **1027A Battery Lane Nashville, TN 37220**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 15 day of **April, 2021.**

Chad McIntyre
Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

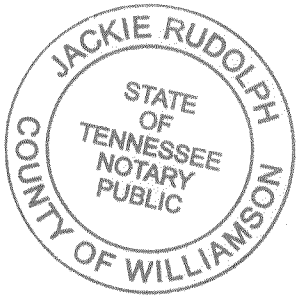
On this 15th day of April, 2021, before me personally appeared Chad McIntyre, to me known (or proved to me on the basis of satisfactory evidence) to be the Authorized Agent of ELK Real Estate Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of April, 2021.

Notary Public

My Commission Expires: 2/11/2024

(SEAL)



True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

