QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 622897 DEEDQC
04/27/2021 10:01:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210427-0055755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF APR, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Modern LLC	**NEW OWNER**	
(NAME)	(NAME)	
21 C Fern Ave		**071140N00300CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Mathews ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Nashville Modern LLC, a Tennessee limited liability company ("Grantee") its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit C, as shown on the plan entitled Declaration of Covenants, Conditions, and Restrictions for Fern Avenue Residences, of record in Instrument No. 20171120-0118661, and as amended at Instrument Nos. 20180814-0080394, 20201207-0141899, 20201221-0151440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Jeffrey Mathews by Warranty Deed from Prime Nashville, LLC, of record at Instrument No. 20170905-0090711

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 21 C Fern Avenue, Nashville, TN 37207

Witness my hand this the 22 day of April, 2021.

Jeffrey Mathews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Mathews (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of April, 2021.

Notary Public
My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024