Prepared By:
Bass Berry & Sims
150 3rd Ave. South, Ste. 2800
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 627477 DEEDQC
05/03/2021 12:25:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210503-0059023

Address New Owner(s)	Send Tax Bills To:	Parcel ID No.
Crag Burn Holdings Trust Amit Patel, Trustee 2238B Cruzen Street Nashville, TN 37211	Same	118-04-0H-002.00 Davidson County

QUITCLAIM DEED

IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, DAVID H. MAYER, by these presents does hereby quitclaim and convey unto AMIT PATEL, as Trustee of the CRAG BURN HOLDINGS TRUST, his successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of his right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A hereto.

This is improved property known as 2238B Cruzen Street, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including those described on Exhibit A hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of April, 2021.

DAVID H. MAYER

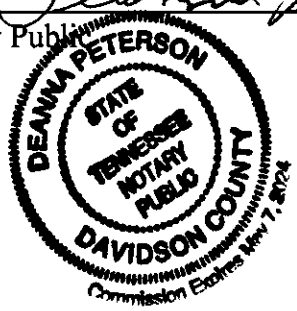
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DAVID H. MAYER, the within named 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, at office, this 26 day of April, 2021.

Notary Public

My Commission Expires:
2-7-2024



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 26 day of April, 2021.

Notary Public

My Commission Expires:
2-7-2024



EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, HOMES AT 2238 CRUZEN STREET, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161201-0126157, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to David H. Mayer, by Warranty Deed executed on October 13, 2017, of record at Instrument Number 20171019-0107218, Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Covenants, Conditions and Restrictions as set forth in Declaration of Convenants, Conditions and Restrictions recorded in Instrument No. 20161201-0126157.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Cruzen Street Townhouses II, a Townhouse Planned Unit Development recorded in Instrument No. 20160627-0065528, corrected by Scrivener's Affidavit at Instrument No. 20160824-0088708.

Charter of Cruzen Street Townhouses, II Owners Association, Inc. recorded at Instrument No. 20160627-0065524.

Restrictive Covenant for detached structure recorded at Instrument No. 20001128-0116326.