THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 630886 **DEEDQC**
05/07/2021 08:06:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210507-0061361

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
DY Properties II, LLC P.O. Box 1283 Antioch, TN 37013	Owner	092-04-0B-001.00 CO 092-04-0B-002.00 CO 092-07-0K-002.00 CO 092-07-0K-003.00 CO 092-07-0K-004.00 CO 092-07-0K-001.00 CO

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 consideration, the receipt of which is hereby acknowledged, **DY Construction, Inc., a Tennessee Corporation**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **DY Properties II, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, all of its right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 1209A and Unit 1209B**, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for **Ireland Townhomes**, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20081219-0121547, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to DY Construction Inc., a Tennessee Corporation, by Quitclaim Deed from DY Properties, II, LLC, a Tennessee limited liability company, of record on December 20, 2019, at Instrument No. 20191220-0131757, Davidson County Register of Deeds.

This is property commonly known as 1209A and 1209B Ireland Street, Nashville, TN 37208.

AND

Real property in Davidson County, Tennessee, being **Unit 813**, as set out, shown, and/or described in the Declaration of Covenants, Conditions, and Restrictions for **19th & Herman Street Townhomes**, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20190912-0092454, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

Being part of the same property conveyed to DY Construction Inc. by deed from DY Properties II, LLC, of record in Instrument No. 20190912-0092452, Davidson County Register of Deeds.

This is property commonly known as 813 19th Avenue North, Nashville, TN 37208.

AND

Real property in Davidson County, Tennessee, being **Unit 1901B, Unit 1901C, and Unit 1901D**, as set out, shown, and/or described in the Declaration of Covenants, Conditions, and Restrictions for **19th & Herman Street Townhomes**, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20190912-0092454, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

Being part of the same property conveyed to DY Construction Inc. by deed from DY Properties II, LLC, of record in Instrument No. 20190912-0092452, Davidson County Register of Deeds.

This is property commonly known as 1901 B, 1901 C, and 1901 D Herman Street, Nashville, TN 37208.

Witness the hand of the Grantor's authorized representative, this 26th **day of** April, **2021:**

DY Construction, Inc., a Tennessee Corporation

By: x _____

Name: Deron Jenkins

Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Deron Jenkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **President** of **DY Construction, Inc.**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument on behalf of **DY Construction, Inc.** for the purposes therein contained.

Witness my hand and official seal on this the 26th day of April, **2021:**

_____
NOTARY PUBLIC

My Commission Expires: 03-07-2023

MARCELLA F. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF April, **2021:**

_____
Notary Public

My Commission Expires: 03-07-2023

MARCELLA F. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023