Name and Address of New Owner:
Chady Property Management, LLC
2420 Little Ave.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 632198 DEEDQC
05/10/2021 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062502

Send Tax Bills To:
Chady Property Management, LLC
2420 Little Ave.
Nashville, TN 37206

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 072-02-0A-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garrett Chase Leatherwood, an unmarried man,** "the Grantor," convey and quitclaim unto **Chady Property Management, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Inglewood Lofts Condominiums, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200527-0054291 and amended in Instrument No. 20210211-0019698 and being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20170609-0058141 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 09, 2017.
>
> Being the same property conveyed to Garrett Chase Leatherwood, an unmarried man, by Warranty Deed from Regal Homes Co., a Tennessee corporation, dated 4/30/2021, and appearing of record at Instrument No. 20210505-0059979, Register's Office for Davidson County, Tennessee.
>
> Being also known as 3303 Gallatin Pike #101 Nashville, Tennessee 37216.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 30th day of April, 2021.

By: _____ (SEAL)
Garrett Chase Leatherwood

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 30th day of April, 2021.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 1/3/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of April, 2021.

_____
Notary Public
My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

202105100062502

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

