This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 638989 DEEDQC
05/18/2021 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210518-0067225

New Owner:	**Send Tax Bill:**	**Map/Parcel**
TURNTABLE PROPERTIES, LLC 7304 Jarnigan Rd Chattanooga, TN 37421	SAME	131-6-G/712 CO

STATE OF TENNESSEE)
COUNTY OF Hamilton)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Randal J Davis
AFFIANT

DEBORAH DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-13-2025

Sworn to and subscribed before me this 17 day of May, 2021.

Deborah Duncan
Notary Public

My Commission Expires: 04/13/2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RANDAL J. DAVIS, a married man, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to TURNTABLE PROPERTIES, LLC, a Tennessee limited liability company.

[SIGNATURES FOLLOW ON NEXT PAGES]

WITNESS MY HAND this May 17th, 2021.

RANDAL J. DAVIS

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RANDAL J. DAVIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this May 17th, 2021.

DEBORAH DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-13-2025

NOTARY PUBLIC

My Commission Expires: 04/13/2025

Exhibit A
Property Description

Said property is described to wit:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 712 on the Plan of Burton Hills Village of Ashlawn, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit B to the Master Deed of record in Book 7076, page 696 and amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to R. Kent Clark and Debra S. Clark Trustees under the R. Kent Clark Living Trust Dated 10/18/2007 and Debra S. Clark and R. Kent Clark, Trustees under the Debra S. Clark Living Trust dated 10/18/2007, by deed from Rose Ann Hall, now known as Rose Ann Morrison, married, of record in Instrument No. 20100913-0072608, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 6250, page 978 and Book 6900, page 304, said Register's Office; restrictive covenants of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 536 and Book 6911, page 120, said Register's Office; and Master Deed and Bylaws of record in Book 7076, page 696 and Book 7308, page 859, said Register's Office.

Being the same property conveyed to RANDAL J. DAVIS, by Warranty Deed of record from R. KENT CLARK AND DEBRA S. CLARK, Trustees under the R. KENT CLARK LIVING TRUST AGREEMENT, dated October 18, 2007, in Instrument Number 20160630-0067068, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

This is improved property known as: 712 Arkland Place, Nashville, Tennessee 37215.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731