Karen Johnson Davidson County
Batch# 651495 DEEDQC
06/08/2021 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210608-0076663

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $ 10.00 Rachel L. Faulkner AFFIANT Subscribed and sworn to before me, this 4 day of June 2021. Jenny Morgan NOTARY PUBLIC My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Niche 13, LLC 707 Omandale Drive Nashville, TN 37204	NEW OWNER	0051 10 0I 016.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and cash in hand paid, the receipt of all of which is hereby acknowledged, I, RACHEL FAULKNER, a married woman, by these presents do transfer, quitclaim, and convey unto NICHE 13, LLC, a Tennessee Limited Liability Company, its successors and assigns, all right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 500 Creative Way, Unit 13, Madison, TN 37115 and more particularly described as follows:

Land in Davidson County, Tennessee being Unit 16 of the Niche (Formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-

0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, and as amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563, in said Register's Office.

Being a portion of the property conveyed to Ellington Group, GP, a Tennessee General Partnership, by Quitclaim Deed from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 20181101-0108554, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018, and recorded November 1, 2018.

The previous and last conveyance being a General Warranty Deed from Ellington Group, GP, a Tennessee General Partnership, unto Rachel Faulkner, recorded March 29, 2021 as Instrument No. 20210329-0040633, in the Register's Office of Davidson County, Tennessee.

Being the same property and conveyance which was corrected by Scrivener's Affidavit, recorded April 27, 2021 as Instrument No. 20210427-0055669, in the Register's Office of Davidson County, Tennessee.

Map & Parcel: 051 10 0I 016.00

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 4 day of June 2021.

Rachel Faulkner

Rachel Faulkner, Grantor

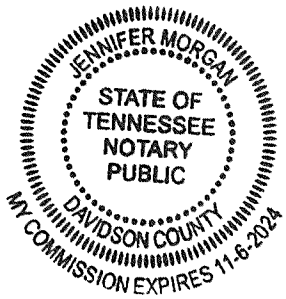
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **RACHEL FAULKNER**, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of June 2021.

Jennifer Morgan
Notary Public

My Commission Expires: 11/6/2024



Certificate of Authenticity

I, Jackson Bond, 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.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024