QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 673701 DEEDQC
07/09/2021 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210709-0092605

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 of July 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Kimberly Spence	Hostfolio, LLC	105-14-0S-002.00
(Name) 511A North 17th Street Nashville, TN 37206	511A North 17th Street Nashville, TN 37206	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Hostfolio, LLC**, hereinafter referred to as Grantor(s), hereby quitclaim to **Kimberly Spence, a married woman,** herein referred to as Grantee, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Unit 2 on the plan of 2208 Elliot Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 2208 Elliot Avenue, or record in Instrument No. 20171222-0130576, 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 the same property conveyed to Gremada Industries, Inc., a North Dakota Corporation, by Warranty Deed from Dana Laurae True and Margaret Becker, married, dated September 22, 2017 and recorded September 26, 2017, of record as Instrument No. 20170926-0098189 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kimberly Spence, a married woman, by Warranty Deed from Gremada Industries, Inc., dated January 13, 2020 and recorded January 16, 2020, of record as Instrument No. 20200116-0005942 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Hostfolio, LLC, by Quitclaim Deed from Kimberly Spence, dated January 28, 2020 and recorded January 30, 2020, of record as Instrument No. 20200130-0011170, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature, on this, the 6th day of July, 2021.

Hostfolio, LLC

BY: _____
Thomas Chandler Spence, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Chandler Spence , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Hostfolio, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 6th day of July, 2021.



_____
Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/2021.

Date

Jamika Jones
Affiant Signature

7/8/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY