Karen Johnson Davidson County
Batch# 673706 DEEDQC
07/09/2021 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210709-0092610

QUITCLAIM DEED

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 ~~June~~ July 2021

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN HINTON
NOTARY PUBLIC
STATE OF TENNESSEE
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):
Chandler Spence and Bob Timmerberg	Music City Modern, LLC	092 04 0G 003.00
(Name) 1011 C 12th Ave North Nashville, TN 37208	1011 C 12th Ave North Nashville, TN 37208	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Music City Modern, LLC**, hereinafter referred to as Grantor(s), hereby quitclaim to **Thomas Chandler Spence, a married man, and Robert Mark Timmerberg, a married man, as tenants in common,** herein refferred to as Grantee(s), 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of 1009 12th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1009 12th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument Number 20161222-0134937 and amendment recorded in Instrument No. 20180816-0081180, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Music City Modern, LLC, by QuitClaim Deed from Thomas Chandler Spence and Robert Mark Timmerberg, of record in Instrument No. 20190130-0008789, in the Register's Office of Davidson County, Tennessee, dated January 23, 2019 and recorded on January 30, 2019.

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.

Music City Modern, LLC

BY: _____
THOMAS CHANDLER SPENCE, MEMBER

BY: _____
ROBERT MARK TIMMERBERG. 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 and Robert Mark Timmerberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom, upon oath, acknowledged themselves to be the Members, and is authorized to execute the instrument on behalf of Music City Modern, LLC, the within named bargainors, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by themselves as Members.

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

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-02-2024

_____
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