Name and Address of New Owner:
James Wade Honeycutt
3 Montevallo Trace
Birmingham, AL 35213
Send Tax Bills To:
James Wade Honeycutt
3 Montevallo Trace
Birmingham, AL 35213
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 676924 DEEDQC
07/14/2021 03:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210714-0094918

Map & Parcel No: 081 03 4A 11.00

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, **James Wade Honeycutt**, "the Grantor," convey and quitclaim unto STR 2128 9th Ave LLC, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 11 AS SHOWN ON EXHIBIT A-1 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR METRO NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS RECORDED IN INSTRUMENT NUMBER 20170410-0035027, AS AMENDED IN INSTRUMENT NUMBER 20180621-0060111 AND INSTRUMENT NUMBER 20180723-0071653, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH PLAT REFERENCE IS MADE FOR A MORE ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEROSE PROPERTIES LLC BY WARRANTY DEED FROM ANDREW WINCHEK AND JANE BALLESTEROS, AS CO-TRUSTEES OF THE JANE BALLESTEROS AND ANDREW WINCHEK LIVING TRUST, U/A DATED JULY 5, 2017, RECORDED ON APRIL 16, 2021, OF RECORD IN INSTRUMENT NO. 20210416-0051511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ANDREW WINCHEK AND JANE BALLESTEROS, AS CO-TRUSTEES OF THE JANE BALLESTEROS AND ANDREW WINCHEK LIVING TRUST, U/A DATED JULY 5, 2017 BY WARRANTY DEED FROM DOMUS BUILDERS, LLC, RECORDED ON OCTOBER 3, 2018, OF RECORD IN INSTRUMENT NO. 20181003-0098241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. Being the same proeprty conveyed to James Wade Honeycutt by deed of record as Instrument No 20210628-0087382, said Register;s Office.

THIS IS IMPROVED PROPERTY KNOWN AS 2128 9TH AVE. N., NASHVILLE, TN 37208.

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.

202107140094918

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of June, 2021.

James Wade Honeycutt (SEAL)

STATE OF ~~TENNESSEE~~ Alabama)
)
COUNTY OF ~~DAVIDSON~~ Jefferson)

Personally appeared before me, a Notary Public in and for said State and County, James Wade Honeycutt, 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 13th day of July, 2021.

LESLIE KAYE NILGES NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Nov. 30, 2021

Notary Public
My commission expires: 11/30/2021

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, 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
13th day of July, 2021.

Notary Public
My commission expires: 11/30/2021

File # 2021-2602

LESLIE KAYE NILGES NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Nov. 30, 2021

202107140094918

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 July 13 2021 (date of document).

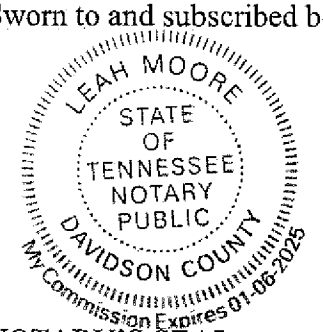
Affiant Signature

July 13, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of July, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL