Karen Johnson Davidson County
Batch# 684720 DEEDQC
07/27/2021 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210727-0101000

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
909B 19th Ave LLC 5309B Louisiana Avenue Nashville, TN 37209-2020	SAME	092 07 0M 002.00

FOR GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby acknowledged, **TRAVERS XANTHOS, an unmarried man,** hereinafter called the **"GRANTOR"**, hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **909B 19TH AVE LLC**, a Tennessee limited liability company, hereinafter called the **"GRANTEE"**, its successors and assigns, to-wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 5 on the Plan of C. R. Badoux's Subdivision of Part of Lot No. 14 of the Harding Lytle Tract, as of record in Book 161, Page 41, Register's Office for Davidson County, Tennessee, and to be further known as

Land in Davidson County, Tennessee, being Unit B of 909 19th Avenue North, a planned unit development, as shown on Exhibit B in the *Declaration Of Covenants, Conditions And Restrictions For 909 19th Avenue North,* a horizontal property regime with common elements, limited common elements and private elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record at Instrument No. 20200224-0020184 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to said unit, property, co-owners and tenants of 909 19th Avenue North, a horizontal property regime, contained in said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument No. 20200224-0020184 and the Bylaws appended thereto as Exhibit C, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Travers Xanthos, an unmarried man by deed from John Fletcher and Aerial Fleming now known as Aerial Fletcher, husband and wife of record as Instrument No. 20190321-0025601, Register's Office

for Davidson County, Tennessee.

This conveyance is subject to that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement dated May 12th, 2020 of record in Instrument Number 20200514-0050196, Register's Office for Davidson County, Tennessee, and securing the indebtedness and obligations described therein to Tower Community Bank.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE GRANTOR AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This improved property is known as 909B 19th Avenue North, Nashville, Tennessee 37208.

WITNESS, the hand of the undersigned this 26th day of July, 2021, in Franklin, Tennessee.

Grantor:

Travers Xanthos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Douglas S. Hale, a Notary Public in and for said State and County, **Travers Xanthos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2021

Notary Public

My commission expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-08-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

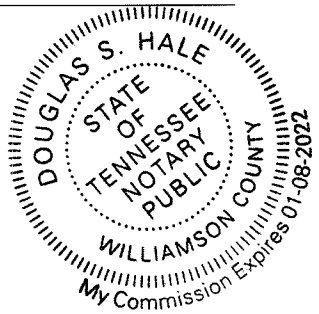
The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me, this 26th day of July, 2021.

Notary Public

My commission expires: _____



Certificate of Authenticity

I, Douglas S. Hale, 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 26, 2021.

Affiant Signature

7/26/21
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

My Commission Expires: 03/19/2025
Date

Notary's Seal (if on paper)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025