QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 697433 DEEDQC
08/13/2021 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109754

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 9th of July 2021.

Notary Public

COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

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).:
Music City Modern, LLC	Music City Modern, LLC	092040G00400CO
(Name) 1011 D 12th Ave N Nashville, TN 37208	1011 D 12th Ave N Nashville, TN 37208	
(Address)		

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

Land in Davidson County, Tennessee, being Unit D 1009 12th Avenue North Townhomes, as shown in the Declaration Establishing 1009 12th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161222-0134937, and 20180816-0081180, 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 Thomas Chandler Spence and Robert Mark Timmerberg, by Quitclaim Deed from Music City Modern, LLC, of record in Instrument No. 20210709-0092568, in the Register's Office of Davidson County, Tennessee, dated July 6, 2021 and recorded on July 9, 2021.

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 9th day of July, 2021.

THOMAS CHANDLER SPENCE

ROBERT MARK TIMMERBERG

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Thomas Chandler Spence and Robert Mark Timmerberg personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of July, 2021.

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

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 7/29/2021.

Date

Jamika Jones
Affiant Signature

8/13/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13TH day of AUGUST, 20 21.

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