QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 697535 DEEDQC
08/13/2021 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210813-0109891

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: 3-13-25

(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	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, **Thomas Chandler Spence, a married man, and Robert Mark Timmerberg, a married man, as tenants in common**, hereinafter referred to as Grantor(s), hereby quitclaim to **Music City Modern, LLC,** 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 Thomas Chandler Spence and Robert Mark Timmerberg, by QuitClaim Deed from Music City Modern, LLC, of record in Instrument No. 20210709-0092610, 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

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Chandler Spence, a married man and Robert Mark Timmerberg, a married man 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, Christie Daniels, 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 9, 2021.

Date

Christie Daniels

Affiant Signature

August 13, 2021

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY