Karen Johnson Davidson County
Batch# 711868 DEEDQC
09/08/2021 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210908-0120339

This Instrument Prepared By:
R. Scott Elmore, Esq.
Elmore, Stone & Caffey, PLLC
5616 Kingston Pike, Suite 301
Knoxville, Tennessee 37919

Source of Grantors' interest in real property herein described:
Instrument #20200302-0023447 in the Register's Office for Davidson County, TN

Property Owner and Responsible Taxpayer:
North MGT LLC
1411 57th Avenue North
Nashville, TN 37209-1475

Tax ID: 091 06 OM 006.00

QUIT CLAIM DEED

This indenture, made this 27th day of August, 2021, between

EVAN NORTH,
AND ALEC NORTH,
Tennessee residents,

First Parties,

and

NORTH MGT LLC
a Tennessee limited liability company

Second Party.

WITNESSETH: That the said First Parties, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the said Second Party, the receipt of which is hereby acknowledged, do hereby QUIT CLAIM and convey all of their right, title and interest unto the said Second Party in the following described premises, to wit:

SEE EXHIBIT A

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

and all the estate, right, title and interest of the First Parties relating to such right, title and interest, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the First Parties have hereunto set hand and seal the day and year first above written.

Evan North

Alec North

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JoAnne Murphy *[name of notary]*, the undersigned authority, a Notary Public for the aforesaid County and State, personally appeared **EVAN NORTH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

JoAnne Murphy
Notary Public

My Commission Expires: July 26, 2023

JO ANNE MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JoAnne Murphy *[name of notary]*, the undersigned authority, a Notary Public for the aforesaid County and State, personally appeared **ALEC NORTH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of ~~August~~ September, 2021.

JoAnne Murphy
Notary Public

My Commission Expires: July 26, 2023

JO ANNE MURPHY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

I hereby swear or affirm that the actual consideration of this transfer is Zero Dollars ($0.00).

Affiant: Alec North

Subscribed and sworn to before me this 21st day of August, 2021.

JoAnne Murphy
Notary Public

My Commission expires: July 26, 2023

JO ANNE MURPHY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193 and Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Evan North and Alec North, their heirs and assigns, by Warranty Deed dated March 2, 2020 from Emily G. Passini and George Scoville, wife and husband, of record as Instrument No. 20200302-0023447 in the Register's Office for Davidson County, Tennessee.

Being also known as 1411 57th Avenue North, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

Certificate of Authenticity

I, Lucretia Albert, 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 August 27, 2021.

Date

Lucretia Albert

Affiant Signature

09/03/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of September, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

