Karen Johnson Davidson County
Batch# 712980 DEEDQC
09/10/2021 01:58:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210910-0121695

THIS INSTRUMENT PREPARED BY:
WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD, SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 26th day of August 2021.

Notary public

My commission Expires: May 20, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Monkeyland, LLC 5763 Walker Hill Road Franklin, TN 37064	Monkeyland, LLC 5763 Walker Hill Road Franklin, TN 37064	081084R00100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Billy Coley Jr. and wife Claire Coley, do hereby quitclaim, transfer and convey unto Monkeyland, LLC, a Tennessee Limited Liability Company, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on as follows:

Land in Davidson County, Tennessee being Unit A on Declaration of Covenants, Conditions and Restrictions of the 1701 5th Avenue Townhomes, a Horizontal Property Regime with private elements of record as Instrument No. 20160318-0026129, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Billy Coley Jr. and wife, Claire Coley, from 1701 5th, LLC, by Warranty Deed dated January 25, 2017, and recorded on January 31, 2017, as Document No. 20170131-0010343, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1701 5th Avenue N, Unit A, Nashville, Tennessee 37208

Witness my hand this 26th day of August 2021.

Billy Coley Jr., Grantor

Claire Coley, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Billy Coley Jr. and Claire Coley, as Grantors, 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, at office, this day, 26th day of August 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025