Karen Johnson Davidson County
Batch# 720866 DEEDQC
09/21/2021 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210921-0126710

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Morrow Holdings LLC C/O Southern Sky Realty, LLC 424 Church Street, Suite 2000 Nashville, TN 37219	NEW OWNER	091-06-1T-003.00CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sean Seaman, a married man***, by these presents does hereby quitclaim and convey unto **Morrow Holdings LLC, a Tennessee limited liability company,** its heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 3, on the Plan of 60th and Morrow, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 60th and Morrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200327-0033413, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to 5916 Morrow Holding Co, LLC by Warranty Deed from HR Properties of Tennessee, GP of record in Instrument No. 201807130068016 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 13, 2018.

Being a portion of the same property conveyed to 5916 Morrow Holding Co, LLC by Quitclaim deed from HR Properties of Tennessee, GP of record in Instrument No. 20200107-0002253 Register's Office for Davidson County, Tennessee, dated January 07, 2020 and recorded on January 07, 2020.

Being the same property conveyed to Sean Seaman, a married man by Warranty Deed from 5916 Morrow Holding Co, LLC, a Tennessee limited liability company of record in Instrument No. 20210907-0119622 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 7, 2021.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 1202 B 60th Avenue North, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
10th day of September, 2021.

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

My commission expires: (Affix Seal)

Affiant

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 30th day of August, 2021.

Sean Seaman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Sean Seaman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of August, 2021.

Notary Public

My Commission Expires: 12/03/2024

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/17/2021 (date of document).

Affiant Signature

09/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025