This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 723887 DEEDQC
09/27/2021 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210927-0128979

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **GardWill LLC and Frank Spitznagel** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **N 9th B, LLC,** (Grantee), a Tennessee limited liability company, all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit "B" Homes at 116 N 9th, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, of record in Instrument No. 202006220066286 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 202006220066286 , and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20200618-0064842 in said Register's Office. *Grantors warrant that this property has not been used as their primary residence.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 21st day of **September, 2021.**

GardWill LLC

MBM

By Nathan Graham, Sole Member

Frank Spitznagel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Nathan Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of GardWill LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of GardWill LLC by himself as Sole Member.

WITNESS my hand and official seal at office this 21st day of **September, 2021.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Frank Spitznagel**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **September, 2021.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **September, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**116 B N. 9th St., Nashville, TN 37206**
TAX PARCEL NO.:	082 12 1E 002.00
PROPERTY OWNER:	**N 9th B, LLC**
OWNER'S ADDRESS:	**949 BORDEAUX PL, NASHVILLE, TN 37207**
MAIL TAX BILLS TO:	**N 9th B, LLC**
	949 BORDEAUX PL, NASHVILLE, TN 37207

Certificate of Authenticity

I, Cari Allen, 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 9.21.21.

Cari Allen
Affiant Signature

Sept 21 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021

Notary's Signature

(Notary Seal)

My Commission Expires: 3.3.2025

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