Karen Johnson Davidson County
Batch# 731422 DEEDQC
10/07/2021 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211007-0134926

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (JCG)
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, TN 37075

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Nashville GOAT LLC PO Box 149 Goodlettsville, TN 37070	New Owner	092-09-3E-007.00-CD

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael Smith and Sherry Smith, Husband and Wife** ("Grantors"), do hereby quitclaim and convey unto **Nashville GOAT LLC** (the "Grantee"), Grantees' heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Sumner County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

This is improved property known as 396 26th Avenue North, Nashville, Davidson County, Tennessee. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective as of the 4 day of October 2021.

GRANTORS:

MICHAEL SMITH

SHERRY SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public of the state and county mentioned, personally appeared Michael Smith and Sherry Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Hendersonville, Tennessee this 4 day of October 2021.

Notary Public

My Commission Expires: 3/25/25

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 4th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 11.22.2023

LAURIE STANICKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

202110070134926

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Unit No. 7 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Town homes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kristen Kosch and Michael Stephen Kosch, wife and husband by Warranty Deed from Carbine & Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190708-0066376 Register's Office for Davidson County, Tennessee, dated July 05, 2019 and recorded on July 08, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170427-0041368 and amended in Instrument No. 20190207-0011617 and 20190521-0047858, and Attorney Certificate of Correction at Instrument No. 20190610-0055489 Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20170703-0066646, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161230-0137347, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement and Declaration of Easement of record in Instrument Number 20180420-0037244, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved properly known as: 396 36th Avenue North, Nashville, Tennessee 37209.

Being the same property conveyed to Michael Smith and Sherry Smith, husband and wife, by Warranty Deed from Kristen Kosch and Michael Stephen Kosch, Wife and Husband, dated July 26, 2021, of record by Instrument Number 20210728-0101422, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, 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 October 4, 2021.

B-R

Affiant Signature

10.05.21

Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of October, 2021

Christina Baker

Notary's Signature

My Commission Expires: 7/24/24

