BOX 10-A

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 736356 DEEDQC
10/14/2021 11:38:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211014-0138195

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Ryan Hooper 4404A Westlawn Drive Nashville, TN 37209	New Owner	Part of 10304039300

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **SKYE MEJIA, UNMARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **RYAN HOOPER, UNMARRIED** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at Colorado & 41st Ave. N., 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 Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, of record as instrument No. 20211007-0134757, 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 Colorado & 41st Ave. N., a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211007-0134757, 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.

Being part of the same property conveyed to Skye Mejia, Unmarried by Warranty Deed from James T. Shrader and Debra Lynn Carter Shrader, individually, and Debra Lynn Carter Shrader as Custodian for Jack Lawrence Shrader, John Terry Shrader and Katherine Shrader Dowdall (formerly known as Katherine Ruth Shrader), and Monica McCullough as Guardian for Caden James Shrader, a minor recorded on the 4th day of October, 2021 of record in Instrument No. 20211004-0132732, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property was never the marital residence of the Grantor herein named.

This is unimproved property is known as 115 41st Avenue North, Nashville, TN 37209

Witness my hand this 4 day of October, 2021

SKYE MEJIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Skye Mejia, 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 this 4th day of October, 2021.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exp 10/2/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

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

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exp 10/2/23

Notary Public