This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 746145 DEEDQC
10/28/2021 12:33:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211028-0144960

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Nicholas Alexander Hoefert & Monica Autumn Kennedy 424 Creative Way Madison, TN 37115	NEW OWNER	051-10-0J-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **NICHOLAS ALEXANDER HOEFERT, a single man** "the Grantor," conveys and quitclaims unto **NICHOLAS ALEXANDER HOEFERT, a single man, and MONICA AUTUMN KENNEDY, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Homes at The Briar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190211-0012787, as amended at Instrument Nos. 20190305-0020002, 20190306-0020312 and Instrument No. 20191226-0132718, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> BEING AND INTENDING TO BE the same property conveyed to NICHOLAS ALEXANDER HOEFERT by ARTY, LLC, a Tennessee limited liability company, by Warranty Deed dated July 15, 2021 and recorded on July 26, 2021, in Instrument No. 20210726-0099971 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 17 day of July, 2021.

Nicholas Alexander Hoefert (SEAL)
Nicholas Alexander Hoefert

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Nicholas Alexander Hoefert**, the within named Grantee, 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 and official seal this 17 day of July, 2021.

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

Nicholas Alexander Hoefert
(Affiant)

Notary Public My commission expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY