This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14009

Karen Johnson Davidson County
Batch# 748087 DEEDQC
11/03/2021 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211103-0146869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Layton Homes 2 TN, LLC<br>618A Hamilton Ave<br>Nashville, TN 37203 | New Owner | 105-13-2F-001.00CO |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **945 South Douglas, LLC, a Delaware limited liability company** ("Grantor") does hereby quitclaim and convey unto **Layton Homes 2 TN LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING certain private element units situated in Davidson County, Tennessee, and being further known as Unit No. 1 together with the appurtenant common elements of Douglas Corner, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Douglas Corner, a horizontal property regime with private elements, of record in Instrument No. 20210721-0098140, 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 Douglas Corner provided in said Master Deed, together with the By-Laws appended thereto, the Site Plan of 945 S Douglas Avenue, attached as exhibit to said Master Deed, together with all maters appearing on the plan of record in Book 57, page 95, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the same property conveyed to 945 South Douglas, LLC, a Delaware limited ability company by Warranty Deed from The Tabernacle of Glory Church, successor in interest to the trustees of Pilgrim Emanuel Baptist Church, dated October 30, 2019, recorded October 31, 2019, of record in Instrument No. 20191031-0111773; as corrected in Instrument No. 20210719-0096334, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2110 10th Avenue South, Nashville, TN 37204**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of October, 2021.

GRANTOR:

945 South Douglas, LLC,
a Delaware limited liability company

By: _____
Brian Layton, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of 945 South Douglas, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **8th** day of October 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10-08-2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 10-08-2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 8th **day of** October **, 2021 .**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM