Karen Johnson Davidson County
Batch# 752943 DEEDQC
11/10/2021 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211110-0150252

THIS INSTRUMENT PREPARED BY: **MARTIN HELLER POTEMPA & SHEPPARD, PLLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 ALEX DUREAUX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-8-2025 This Quitclaim Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 **ALAN MAHER, AFFIANT** Subscribed and sworn to before me, this 4th day of November 2021. Alex Dureaux **Notary Public** My Commission Expires: 2-8-25

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
6A FERN AVENUE, LLC 1383 ROUND HILL LANE SPRING HILL, TN 37174	New Owner	Parcel ID: 071-14-0H-001.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN MAHER** and **SUSANNA MAHER**, husband and wife (together the "Grantors"), do hereby quitclaim, transfer and convey unto **6A FERN, LLC**, a Tennessee limited liability company ("Grantee"), all rights, title and interests in certain real property in Davidson County, Tennessee, fully and particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. 6A of Homes at 6A Fern Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee Horizontal Property Act, as the name is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions, and Restrictions establishing Homes at 6A Fern Avenue, a Horizontal Property Regime of record in Instrument Number 201661024-0112220, as amended in Instrument Number 20170428-0042096, and in Instrument Number 20170518-0049424, in the Register's Office for

Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the "Exhibit B" to the same Amendment of record in Instrument Number 20170518-0049424; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being a portion of the same property conveyed to Alan and Susanna Maher, husband and wife, by Warranty Deed from Daniel Pemberton of record in Instrument Number 20211101-0145998, dated October 15, 2021 and recorded November 1, 2021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved property known as 6A Fern Avenue, Nashville, TN 37207.

This property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 4th day of November, 2021

ALAN **MAHER, GRANTOR**

SUSANNA **MAHER, GRANTOR**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alex Dureaux, Notary Public of the state and county aforesaid, **ALAN MAHER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 4th day of November 2021.

NOTARY PUBLIC

My Commission Expires: 2.8.25

ALEX DUREAUX
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-8-2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alex Dureaux, Notary Public of the state and county aforesaid, **SUSANNA MAHER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, the undersigned Notary Public, this 4th day of November 2021.

NOTARY PUBLIC

My Commission Expires: 2.8.25

ALEX DUREAUX
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-8-2025

Tennessee Certification of Electronic Document

I, _____, 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 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

