Karen Johnson Davidson County
Batch# 756349 DEEDQC
11/16/2021 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152712

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF NOVEMBER, 2021 Notary Public MY COMMISSION EXPIRES: 3/7/2023 (AFFIX SEAL)

SETH CLINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Montgomery Hospitality LLC (NAME)	**NEW OWNER** (NAME)	**07116008200**
1308 Montgomery Avenue, Unit 12 **Nashville, Tennessee 37207** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10 day of November, 2021, the undersigned, **ERIC VAN HECKE, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **MONTGOMERY HOSPITALITY LLC,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **1308 MONTGOMERY AVENUE, UNIT 12, NASHVILLE, TENNESSEE 37207** and more particularly described as follows:

Land in Davidson County being known and designated as Unit No. 12 of Monty at Cleveland Park Homeowners Association a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record in Instrument No. 20200109-003078 in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on "Exhibit C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Van Hecke, a Single Man, from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated the 26th day of April, 2021, and recorded in said Register's Office on the 28th day of April, 2021, as Instrument No. 20210428-0056577.

This improved property more commonly known as 1308 Montgomery Avenue, Unit 12, Davidson County, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 10 day of November, 2021.

GRANTOR: ERIC VAN HECKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ERIC VAN HECKE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10 day of November, 2021.

Notary Public

3/7/2023
My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 11/11/2021 (date of document).

Affiant Signature

11/11/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11th day of 11, 2021.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024