This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

STATE OF TN
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this the 17 day of Nov 2021.

Notary Public

My Commission Expires 9-8-25

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

Karen Johnson Davidson County
Batch# 757277 DEEDQC
11/17/2021 03:39:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211117-0153345

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
713A 26th Ave N, LLC 713 A 26th Avenue N Nashville, TN 37209	New Owner	092 06 0H 014.00

KNOW ALL MEN BY THESE PRESENTS, that **Peter Allen Thackston and Jenny Gingles Thackston, Husband and Wife**, hereinafter Grantor(s), on this the 17 day of NOVEMBER, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **713A 26TH Ave N, LLC**, a Tennessee Limited Liability Company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 713A, Crave Townhomes at City Heights, described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes at City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No. 20200417-0040580, of Register's Office for Davidson County, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes at City Heights as state in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes at City Heights. The easements restrictive covenants, conditions and regulations imposed

PAT

upon and relating to the units at Crave Townhomes at City Heights, the property, co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's office, are incorporated herein by reference and made a part of the same as of copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to Peter Allen Thackston and Jenny Gingles Thackston, Husband and Wife, by Warranty Deed from Max Khazanov of record in Instrument No. 20211115-0151575 in Register's Office of Davidson County, Tennessee dated November 4, 2021, and recorded on November 15, 2021.

Also being the same property conveyed to Max Khazanov from E3 Construction Services, LLC a Tennessee Limited Liability Company, by Warranty Deed dated 07/31/2020, and recorded 08/03/2020, in Instrument No. 20200803-0085624, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No. 20200417-0040580; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 713 A 26th Avenue N, Nashville, Tennessee 37209.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 17 day of Nov, 2021.

Peter Allen Thackston

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Peter A Thackston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

PAT JGT

Witness my hand and seal this 17 day of Nov, 2021

Emily Cornell
Notary Public

My Commission expires: 9-8-25

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 17 day of Nov, 2021

Jenny Gingles Thackston

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jenny Thackston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that _____ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 17 day of Nov, 2021.

Emily Cornell
Notary Public

My Commission expires: 9-8-25

EMILY CORNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON