QUITCLAIM DEED



I hereby make oath that the actual consideration for the transfer is $0 which consideration is based upon a fair and voluntary sale.

Name of Affiant

Sworn to and subscribed before me, this the 21 day of October, 2021.

Notary Public

My Commission expires: May 7, 2024

Karen Johnson Davidson County
Batch# 760475 DEEDQC
11/24/2021 11:01:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211124-0156037

THIS INSTRUMENT PREPARED BY:
THE BASKIN FIRM, PLLC
1612 WESTGATE CIRCLE, STE 117
BRENTWOOD, TN 37027

Name of New Owners:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Austin Reed Baskin Erin Clark Baskin 3500 Stokesmont Road Nashville, TN 37215	117 11 0Q 001.00	Austin Reed Baskin Erin Clark Baskin 3500 Stokesmont Road Nashville, TN 37215

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AUSTIN REED BASKIN** (the "Grantor"), having this day bargained and sold, and by these presents does hereby quitclaim and convey unto **AUSTIN REED BASKIN** and **ERIN CLARK BASKIN** (the "Grantees") as tenants by the entirety in fee simple absolute, real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1717 Woodmont Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Outer Drive Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150519-0045968, 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 1717 Woodmont Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat file as Exhibit "B" to said Declaration appearing in Instrument No. 20150519-0045968, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Austin Reed Baskin by Warranty Deed from The Baskin Company LLC on July 24, 2018, recorded July 24, 2018, of record in Instrument No. 20180724-0072210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3500 Stokesmont Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantees. The Property is conveyed

subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 21st day of October, 2021.

GRANTOR:

AUSTIN REED BASKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this the 21st day of October, 2021.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

