21-3361

Karen Johnson Davidson County
Batch# 763449 DEEDQC
11/30/2021 02:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211130-0158103

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1011 12 South Avenue LLC 1011 B 12th Avenue South Nashville, TN 37203	New Owner	105-01-1Q-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brian Joseph Decker, a married man***, by these presents does hereby quitclaim and convey unto **1011 12 South Avenue LLC, a Tennessee limited liability company**, its heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes At 1011 12th Avenue South, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes At 1011 12th Avenue South, of record in Instrument No. 20200605-0057994, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to PMA Pennsylvania, LLC, an Indiana Limited Liability Company by Warranty deed from Bradley D. Williams and Brian A. Courtney, married to each other of record in Instrument No. 20181015-0102118 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

Being the same property conveyed to Brian Joseph Decker, a married man by Warranty Deed from PMA Pennsylvania, LLC, an Indiana limited liability company of record in Instrument No. 20211108-0149138 Register's Office for Davidson County, Tennessee dated October 29, 2021 and recorded on November 8, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Being also known as 1011 B 12th Avenue South, Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
23rd day of November, 2021.

Affiant

My commission expires:

Notary Public

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 19 day of November, 2021.

Brian Joseph Decker

STATE OF CALIFORNIA
COUNTY OF Riverside

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

ASHLEY MARIE SHIPLEY
Notary Public - California
Riverside County
Commission # 2305703
My Comm. Expires Sep 17, 2023

Witness my hand and seal this 19 day of November, 2021.

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025