Karen Johnson Davidson County
Batch# 764876 DEEDQC
12/01/2021 04:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211201-0159351

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF NOVEMBER, 2021 Notary Public MY COMMISSION EXPIRES: 3/7/2023 (AFFIX SEAL)

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1009A 12TH AVE SOUTH STR LLC (NAME)	**1009A 12TH AVE SOUTH STR LLC** (NAME)	**105-01-2G-001.00 CO**
1009A 12TH Avenue South **Nashville, Tennessee 37203** (ADDRESS)	**1009A 12TH Avenue South** **Nashville, Tennessee 37203** (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 19th day of November 2021, the undersigned, **Todd D. Antes and Kerri L. Antes, Trustees of The Antes Family Revocable Trust**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and quitclaim to **1009A 12th Ave South STR LLC, a Tennessee Limited Liability Company**, 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, State of **TENNESSEE**, having an address of **1009A 12th Avenue South, Nashville, Tennessee 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, on the Horizontal Property Regime with Private Elements for Homes at 1009 12th Ave. South, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160713-0071694 amended in Instrument No. 20160810-0083191, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Todd D. Antes and Kerri L. Antes, Trustees of the Antes Family Revocable Trust, by Warranty Deed from Nikkin Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171205-0123865, in the Register's Office for Davidson County, Tennessee, recorded the 5th day of December, 2017.

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

1. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said 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 23rd day of November, 2021.

GRANTOR: Todd D. Antes, Trustee of the Antes Family Revocable Trust

GRANTOR: Kerri L. Antes, Trustee of the Antes Family Revocable Trust

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Todd D. Antes**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged himself to be a trustee of The Antes Family Revocable Trust, the within named Grantor, and that he as such Trustee, executed the within instrument for the purposes therein contained by personally signing as Trustee on behalf of The Antes Family Revocable Trust. 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 23rd day of November, 2021.

KAYLA MENDEZ
Notary Public – California
Monterey County
Commission # 2231886
My Comm. Expires Feb 23, 2022

Notary Public

2/23/22
My Commission Expires

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kerri L. Antes**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged herself to be a trustee of The Antes Family Revocable Trust, the within named grantor, and that she as such Trustee, executed the within instrument for the purposes therein contained by personally signing as the Trustee on behalf of The Antes Family Revocable Trust. 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 _____ day of November, 2021.

SEE ATTACHED
NOTARY CERTIFICATE

Notary Public

My Commission Expires

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On November 19, 2021 before me, A S Habteyes, Notary Public,
(insert name and title of the officer)

personally appeared Kersi L. Antes,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A S HABTEYES
Commission # 2310526
Notary Public - California
Santa Clara County
My Comm. Exp: OCT. 30, 2023

Signature A S Habteyes (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On November 19, 2021 before me, A S Habteyes, Notary Public,
(insert name and title of the officer)

personally appeared Kerri L. Antes,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A S HABTEYES
Commission # 2310526
Notary Public - California
Santa Clara County
My Comm. Exp: OCT. 30, 2023

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 11/24/2021 (date of document).

Affiant Signature

11/24/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 24th day of 11, 2021.

Notary Public

Notary's Seal:

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

MY COMMISSION EXPIRES: 11/06/2024