Karen Johnson Davidson County
Batch# 768471 DEEDQC
12/06/2021 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211206-0161388

PREPARED BY:
PREMIER LAND TITLE & ESCROW
David Marttala
879 Seven Oaks Blvd #600
Smyrna, TN 37167

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
1106 Wade Avenue Unit 1, LLC
John Jones
239 John Rice Blvd. Ste A
Murfreesboro, TN 37129

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this
1st day of December, 2021.

Notary Public
My Commission Expires: 12-18-2024

Map/Parcel:
105-05-0U-006.00 CO

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **John C. Jones, III, a married man** has/have this day bargained and sold and hereby conveys and quitclaims unto **1106 Wade Avenue Unit 1, LLC, a Tennessee limited liability company ,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 6 of the 1106 Wade Avenue Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in Instrument No. 20150219-0014254, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1106 Wade Avenue Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20150219-0014254, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to John C. Jones, III, a married man, by Warranty Deed from MFB Investments, Inc., a Tennessee corporation, dated April 10, 2018, and appearing of record in Instrument No. 20180411-0034111, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

This document was prepared without the benefit of a title examination. The prepared of this document makes no representations concerning the status of title nor does the preparer assume any liability foe defects in title. The prepared has relied solely upon the representations and information provided by the parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1st day of December 2021.

John C. Jones, III

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **John C. Jones, III**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 1st day of December, 2021.

NOTARY PUBLIC
expires: 12-18-2021

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated DECEMBER 1, 2021.

Affiant Signature

Dated 12/1/2021

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 14th day of Oct 2021

Notary Signature

My Commission Expires: 7-1-2025

Notary's Seal (if on paper)

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY