THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 772568 **DEEDQC** 12/13/2021 11:28:33 AM 2 pgs Fees: $12.00 Taxes: $0.00 20211213-0164618	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of December, 2021. Notary Public My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: AP Advisory Group, LLC 542 Littlestone Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 143-03-0E-024.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Christian S. Pedersen, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **AP Advisory Group, LLC, a Delaware limited liability company,** their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 24 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66,Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, said Register's Office, 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 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to Christian S. Pedersen, married by Warranty deed from Ronald B. Hofferber, a single man of record in Instrument No. 20211117-0153016, Register's Office for Davidson County, Tennessee.

Being also known as 7034 Westside Circle Nashville, TN 37205.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument effective as of this 10TH day of DECEMBER, 2021.

Christian S. Pedersen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christian S. Pedersen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of November, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021