J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARS Investments LLC	New Owner	071160G00300CO
(NAME) 16 Mentmore Cove	(NAME) Same	
(ADDRESS) Jackson, TN 38305	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SALLIE MANN, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARS INVESTMENTS LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County being known and designated as Unit No. 3 of Monty at Cleveland Park Homeowners Association a Horizontal Property Regime with Private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Monty at Cleveland Park Homeowners Association, a Horizontal Property Regime of record in Instrument No. 20200109-0003078, and Instrument No. 202001116-0134725, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sally Mann, a married woman by Deed dated December 7, 2021 from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded December 13, 2021, in Instrument Number 20211213-0164632, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Karen Johnson Davidson County
Batch# 778976 **DEEDQC**
12/22/2021 02:51:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211222-0169434

unimproved
This is improved x property, known as 1308 Montgomery Avenue Unit 2, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 21 day of December, 2021.

Sallie Mann

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Sallie Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 21 day of December, 2021.

My commission expires: 9/21/25

Notary

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY