Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-1-686

Name and Address of New Owner:
Richard Van Kluyve
447 Liberty Chapel
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 779258 DEEDQC
12/23/2021 11:39:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169786

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: P/O Parent 064-15-0-034.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emily Lane Place LLC, a Limited Liability Company,** "the Grantor," convey and quitclaim unto **Richard Van Kluyve, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain Condominium unit located in Davidson County, Tennessee, being further described as follows: Being Unit B, Jackson Meadows Commercial Land Condominium, a Condominium created under Title 66, Chapter 27, Sections 201, et. seq., as amended, Tennessee Code Annotated, and as established by a Declaration and Bylaws appended thereto of record in 20211223-0167785, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit described in said Declaration and Bylaws. Reference is hereby made to the Plan of Jackson Meadows Land Condominium, established pursuant to said Declaration, at Exhibit D, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to Emily Lane Place, LLC, a Tennessee Limited Liability Company by Warranty deed from Southeastern Dental Group-Hendersonville, P.L.C of record in Instrument No. 20051216-0151141 Register's Office for Davidson County, Tennessee, dated December 14, 2005 and recorded on December 16, 2005, and Re-Recorded in Instrument No. 20060118-0006562.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22 day of December, 2021.

EMILY LANE PLACE, LLC

By: Donald Mynster
Its: Member

By: Debbra Mynster
Its: Member

By: Richard Van Kluyve
Its: Member

By: Rachel Van Kluyve
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared Richard Van Kluyve and Rachel Van Kluyve with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be a member of Emily Lane Place LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such member as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

Witness my hand and seal, at office in Nashville, Tennessee this 22 day of December, 2021.

Notary Signature

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared Donald Mynster and Debbra Mynster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be members of Emily Lane Place LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such members as such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as members.

Witness my hand and seal, at office in Nashville, Tennessee this 22 day of December, 2021.

Notary Signature

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of December, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON