This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

Karen Johnson Davidson County
Batch# 779626 DEEDQC
12/23/2021 03:36:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211223-0170131

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater, for this transfer is $-0.00-

Affiant

Subscribed and sworn to before me this the 23 day of December, 2021.

Notary Public

My Commission Expires: 09/08/2025

ZACHARY ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
1114C Wade Ave, LLC 925 11th Ave N. Nashville, TN 37208	Same	105 05 0W 003.00

KNOW ALL MEN BY THESE PRESENTS, that Brandon Hall and Mary Alice Kerstner Hall, As Tenants In Common with the Rights of Survivorship, hereinafter Grantor(s), on this the 23rd day of December, 2021, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **1114C Wade Ave, LLC**, a Tennessee Limited Liability Company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C of 1114 Wade Avenue Townhomes, a Horizontal Property Regime with private elements as established in Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20150916-0093963, in the Register's Office of Davidson County, Tennessee to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Hall and Mary Alice Kerstner Hall, as Tenants in Common with the Rights of Survivorship, by Quitclaim Deed from Brandon Hall and Jeffrey

BH JH ZR

Peter Hall of record in Instrument No. 20170724-0074588, Register's Office for Davidson County, Tennessee dated July 7, 2017, and recorded on July 24, 2017.

Being the same property conveyed to Brandon Hall, unmarried, and Jeffrey Peter Hall, unmarried, by Warranty Deed From E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160602-0055373, Register's Office for Davidson County, Tennessee dated the May 31, 2016.

Being improved property also known as 1114C Wade Avenue, Nashville, Tennessee 37203.

That said Brandon Hall and Mary Alice Kerstner Hall do hereby affirm that said property has never been a principal marital residence.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23rd day of December, 2021.

Brandon Hall

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brandon Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 23 day of December, 2021.

Zachary Robertson
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC ZACHARY ROBERTSON DAVIDSON COUNTY

My Commission expires: 09/08/2025

ZR BH

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 23 day of December, 2021.

Mary Alice Kerstner Hall

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that She executed the foregoing instrument for the purpose therein contained.

ZACHARY ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 23 day of December, 2021.

Zachary Robert
Notary Public

My Commission expires: 09/08/2025

BH ZR