QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 781513 DEEDQC
12/29/2021 02:29:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211229-0171347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2021.

Notary Public

Date of Expiration: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Village Row Condominiums Homeowners' Association, Inc.	**Same**	**104080U302.00CO**
(NAME)	(NAME)	
4521 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Magnolia Properties Nashville, LLC, A Tennessee Limited Liability Company ("Grantor")

has/have bargained and sold, and by these presents do/does transfer and convey unto

Village Row Condominiums Homeowners' Association, inc., a Tennessee Corporation ("Grantee")

his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

COMMON ELEMENTS OF THE VILLAGE ROW CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT AS SHOWN IN DECLARATION OF RECORD IN INSTRUMENT NUMBER 20211006-0134605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID COMMON ELEMENTS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DONALD SEITZ BY WARRANTY DEED FROM BRAWLEY SAGE KEFFER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20100723-0057761 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 19, 2010 AND RECORDED ON JULY 23, 2010. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $175,000.00.).

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DONALD A. SEITZ AND WIFE, MAUREEN SEITZ BY QUITCLAIM DEED FROM DONALD SEITZ OF RECORD IN INSTRUMENT NO. 20120523-0044594 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 18, 2012 AND RECORDED ON MAY 23, 2012. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $0.00.).

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MAGNOLIA PROPERTIES NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUIT CLAIM DEED FROM DONALD A. SEITZ, AND WIFE MAUREEN SEITZ OF RECORD IN INSTRUMENT NO. 20120720-0064023 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 20, 2012 AND RECORDED ON JULY 20, 2012. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $00.00.)

THIS CONVEYANCE IS SOLELY FOR THE PURPOSE OF CONVEYING ANY INTEREST THAT DEVELOPER MAY HAVE IN THE SUBJECT PROPERTY COMMON ELEMENTS

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's successors and/or assigns forever, with all appurtenances thereunto belonging.

This instrument has been prepared with information supplied by the parties, or the last deed of record. No title search was conducted and the Drafter has made no representations regarding the state of title.

This ☒ Improved ☐ Unimproved property known as: **Village Row Common Elements – 1700 Belcourt Blvd.**

Witness our hands this the 20th day of December, 2021.

Loy Carney, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the **AUTHORIZED AGENT for MAGNOLIA PROPERTIES NASHVILLE**, a Tennessee Limited Liability Company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2021.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY