Karen Johnson Davidson County
Batch# 788739 DEEDQC
01/12/2022 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220112-0004407

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	NEW OWNER	Grant McFarland, Lawson Hardwick, and Derek Gunn 238 31st Avenue North Nashville, TN 37203

Order Number: 2021-4989-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Tennessee Investors Group, LLC, a Tennessee Limited Liability Company,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Grant McFarland, a married man, Lawson Hardwick, a married man, and Derek Gunn, a married man,** as tenants in common, whose address is 238 31st Avenue North, Nashville, TN 37203, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit No. 238, together with appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Covenants, Conditions, Restrictions and Agreements, including the agreement

to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-00147124 and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20080425-0042359, Register's Office for Davidson County, Tennessee.

Subject to Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

Subject to Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.

Subject to Storm water detention agreement of record in Instrument No. 20020910-0109699. Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the Plan of record as Book 57, Page 114, Register's Office for Davidson County, Tennessee.

Subject to other all easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 104 02 0 X 238 00CO

Street address of property: 238 31st Avenue North, Nashville, TN 37203

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190402-0029435 in the Register's Office, Davidson County, Tennessee.

Signed this 31st day of January, 2022.

Signature of Grantor(s): Tennessee Investors Group, LLC

Derek Gunn Lawson Hardwick Grant McFarland

Printed Name

Grantors

Title

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 31st day of January, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Derek Gunn Lawson Hardwick Grant McFarland in the capacity of Grantors for Tennessee Investors Group, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

PCL 2021-4989DQTC99010304

202201120004407

Property Address: 238 31st Avenue North, Nashville, TN 37203
Tax Parcel: 104 02 0 X 238 00CO

Grant McFarland
Lawson Hardin PLC

Oath of Consideration

I or we, Derek Gunn, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 3rd day of January, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 3rd day of January, 2022

Notary Public

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Dec 21, 2024
COUNTY OF WILLIAMSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 3, 2022.

J. Carlton Drumwright

January 3, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 3, 2022.

Notary

My Commission Expires: 12/18/22

