Name and Address of New Owner:
Donald Mynster, *et ux.*
629 Cooks Hill Rd.
Mt Juliet, TN 37122

Karen Johnson Davidson County
Batch# 792485 DEEDQC
01/18/2022 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0007073

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 064150B00100CO

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 Tennessee limited liability company,** "the Grantor," convey and quitclaim unto **Donald Mynster and wife, Debbra Mynster,** "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 A, 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 20211223-0169785, 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 22nd day of December, 2021.

EMILY LANE PLACE, LLC

Donald Mynster, Member

Debbra Mynster, Member

Record & Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, 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 themselves to be Authorized Agents of Emily Lane Place, LLC, a Tennessee limited liability company, the within named bargainor, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by themselves as Members.

Witness my hand this 31st day of December, 2021.

Notary Public

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11/16/2024.

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 31st day of December, 2021.

Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202201180007073

Certificate of Authenticity

I, Leslie Garside, 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 **12/31/2021**.

Date

Affiant Signature

1/12/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025