QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 794703 DEEDQC
01/24/2022 03:32:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220124-0008788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

CHUKWUDI ECHETEBU — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January 2021.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Charles Properties, LLC	**New Owner**	
(NAME)	(NAME)	
PO Box 1283		
(ADDRESS)	(ADDRESS)	**Tract 1: 092 07 0B 002.00** **Tract 2: 092 07 0C 002.00** **Tract 3: 092 07 0A 002.00** **Tract 4: 092 07 0H 002.00** **Tract 5: 092 07 0K 002.00** **Tract 6: 092 04 0B 002.00**
Antioch, TN 37011-1283		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DY PROPERTIES II, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **CHARLES PROPERTIES, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 28 day of December, 2021.

DY Properties II, LLC
By: Deron Jenkins
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28 day of December, 2021, before me personally appeared **DERON JENKINS**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the sole member of DY Properties II, LLC, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **DERON JENKINS** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: May 7, 2024

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Unit B, as depicted in Exhibit "A" of the Declaration of Covenants, Conditions, Restrictions and Easements for 19th Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20081223-0122270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of the property

Being the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Howard Price and Josephine Dorothy Roper and Ruth Price, of record on July 30, 2007, at Instrument No. 20070730-0089943, Register's Office for Davidson County, Tennessee.

This is property commonly known as 911B 19th Avenue North, Nashville, TN 37208.

TRACT 2

Land in Davidson County, Tennessee, being Unit No. 2, as depicted on Exhibit "B" in the Restated Declaration for 907 19th Avenue North, A Condominium, of record in Instrument No. 20140407-0028945, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of the property

Being the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Mattie L. Bond, individual, of record on September 27, 2011, at Instrument No. 20110927-0074886, Register's Office for Davidson County, Tennessee.

This is property commonly known as 907B 19th Avenue North, Nashville, TN 37208.

TRACT 3

Land in Davidson County, Tennessee, being Lot #3 in Badoux's Subdivision of Lot #14 of the Harding Lytle Tract, beginning at a point in the Western Margin of Durham, Hudson or Walnut Street; 85 feet Northerly from the Northerly margin of Herman Street; thence with the Western margin of Durham, Hudson or Walnut Street, 40 feet to the Southerly corner of said Lot #4 of Badoux's Subdivision; thence Westerly with said Lot #4, 151 ½ feet to an alley; thence with the Easterly margin of said alley, Southerly 42 feet to the corner of Lot #2 of said plan; thence Easterly with the Northerly line of said Lot #2, 151 ½ feet to the beginning.

Being also the same property depicted as Unit B, 19th Avenue One Townhomes, as shown on Exhibit "B" – Site Plan, of the Declaration of Protective Covenants, Conditions and Restrictions for 19th Avenue One Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080103-0000776, Register's office for Davidson County, Tennessee, to which reference is made ofr a more particular description.

Being the same property conveyed by DY Properties II, LLC in trust to Robert Perry, Trustee, pursuant to a Deed of Trust for the benefit of Civic Bank & Trust of record in Instrument No. 20110524-0039487, Register's Office for Davidson County.

This is property commonly known as 905B 19th Avenue North, Nashville, Tennessee 37208.

TRACT 4

Real Property in Davidson County, Tennessee, being Unit 816B, as set out and depicted in the Declaration of Covenants, Conditions and Restrictions for 19th Avenue North Estates Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20190129-0008616, Davidson County Register of Deeds, as amended at Instrument No. 20190514-0045489, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property.

Being the same property conveyed to DY Properties, II, LLC, a Tennessee limited liability company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, of record on September 4, 2020, at Instrument No. 20200904-0101076, Davidson County Register of Deeds.

This is property commonly known as 816B 19th Avenue North, Nashville, TN 37208.

TRACT 5

Real Property in Davidson County, Tennessee, being Unit 1901B, as set out, shown, and/or described in the Declaration of Covenants, Conditions and Restrictions for 19th & Herman Street Townhomes, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20190912-0092454, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

Being the same property conveyed to DY Properties, II, LLC, a Tennessee limited liability company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, of record on May 7, 2021, at Instrument No. 20210507-0061361, Davidson County Register of Deeds.

This is property commonly known as 1901B Herman Street, Nashville, TN 37208.

TRACT 6

Land in Davidson County, Tennessee, being Unit 1209B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Ireland Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20081219-0121547, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to DY Properties, II, LLC, a Tennessee limited liability company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, of record on May 7, 2021, at Instrument No. 20210507-0061361, Davidson County Register of Deeds.

This is property commonly known as 1209B Ireland Street, Nashville, TN 37208