This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 800895 DEEDQC
02/07/2022 09:56:47 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013659

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Integrity Construction Group LLC 353 Kingview Drive Nashville, Tennessee 37218	New Owner	081-06-0D-001.00 081-06-0D-002.00 081-06-0D-900.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KEVIN D. DOUGLAS**, a single man ("Grantor"), does hereby quitclaim and convey unto **INTEGRITY CONSTRUCTION GROUP LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcels of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (collectively, the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as [i] 1713 A Simpkins Street, Nashville, Davidson County, Tennessee 37208; [ii] 1713 B Simpkins Street, Nashville, Davidson County, Tennessee 37208; and [iii] 1713 C Simpkins Street, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 26th day of January, 2022.

GRANTOR:

Kevin D. Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kevin D. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 1st day of ~~January,~~ Febuary, 2022.

Notary Public

My Commission Expires: Sept 8th 2025

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 1st **day of** ~~January~~ Feburary**, 2021.**

NOTARY PUBLIC

My Commission Expires: Sept 8th 2025

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Tract I

Land in Davidson County, Tennessee, being Unit A, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin D. Douglas, by deed of record in Instrument No. 20210107-0003129, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 A Simpkins Street, Nashville, Davidson County, Tennessee 37208.

Tract II

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin D. Douglas, by deed of record in Instrument No. 20210107-0003129, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 B Simpkins Street, Nashville, Davidson County, Tennessee 37208.

Tract III

Land in Davidson County, Tennessee, being Unit C, on the plan of The Homes of 1713 Simpkins Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Homes of 1713 Simpkins Street, a horizontal property regime with private elements, of record in Instrument No. 20190503-0041515, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin D. Douglas, by deed of record in Instrument No. 20210107-0003129, Register's Office for Davidson County, Tennessee.

This is improved property known as 1713 C Simpkins Street, Nashville, Davidson County, Tennessee 37208.