This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 816354 DEEDQC
03/07/2022 10:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025476

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 8 day of February, 2022.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
200 Muir Avenue, LLC 8011 Brooks Chapel Rd. Suite 2667 Brentwood, TN 3702	New Owner	186-03-0A-147.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Aaron Ammon and Megan Ammon, husband and wife,** ("Grantors") do hereby quitclaim and convey unto **200 Muir Avenue, LLC** ("Grantee"), its heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being described as follows: Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Final Plat, Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Aaron Ammon and Megan Ammon, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180727-0073557, Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 27, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. Subject to all matters shown on the Plan of record as Instrument Number 20180119-0006002, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4. Charter for HOA of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.

5. Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.

6. Easement for Contribution Agreement of record in Instrument Number 20050816• 00969 1 5, in the Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, 20170919-0095932, 20171030-01 10845, 20171030• 0110846, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, 2017130-0110866 and 20171030-0110871, in the Register's Office for Davidson County, Tennessee.

9. Grant of Overhead Line Easement of record in Instrument Number 20060816• 0100824, in the Register's Office for Davidson County, Tennessee.

1 0. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is ☒ improved or ☐ unimproved property located at: **200 Muir Avenue, Nashville, Tennessee 37135.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of February, 2022.

GRANTOR:

Aaron Ammon

Megan Ammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Grantor and bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 day of February, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Expires: 11/4/24

Certificate of Authenticity

I, Spencer Lambert, do hereby make oath that I am 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.

Affiant Signature _____ Date: February 8, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me: February 8, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

