This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16161-AP

Karen Johnson Davidson County
Batch# 821408 DEEDQC
03/14/2022 11:10:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220314-0029407

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

Subscribed and sworn to before me, this the 11th day of March, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Vacation Rentals, LLC 1015 Carriage Hill Dr. Hendersonville, TN 37075	New Owner	105-9-Q-4.00

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, I/we, **Craig A. Hunter, an unmarried man** ("Grantor") do/does hereby quitclaim and convey unto **Nashville Vacation Rentals, LLC, a Tennessee limited liability company** ("Grantee"), his/her/their 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:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit D, together with the appurtenant common elements of 14th Avenue South Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 14th Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20131030-0112785; as amended in Instrument No. 20150427-0037499; and in Instrument No. 20150619-0058703, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 14th Avenue South Townhomes, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plan of record in Plat Book 21, page 87, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Craig A. Hunter, a married man by Quitclaim Deed from Christopher E. Schneider, a single man, dated July 10, 2020, recorded July 28, 2020, of record in Instrument No. 20200728-0082518, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **1722D 14th Avenue South, Nashville, TN 37212**

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 11th day of March, 2022.

GRANTOR:

Craig A. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig A. Hunter, the within named 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 11th day of March, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024