Karen Johnson Davidson County
Batch# 822378 DEEDQC
03/15/2022 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220315-0029867

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 7 day of March, 2022 Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Samuel C. Deaton 5927 Deal Avenue Nashville, TN 37209	New Owner	P/O 091-09-0-168.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ATRIUM DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantor"), by these presents, does hereby quitclaim and convey unto **SAMUEL C. DEATON**, his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 5925 Deal Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 5925 Deal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200709-0074526, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to ATRIUM DEVELOPMENT, LLC, by deed from MARY JOAN PENNINGTON, UNMARRIED, of record in Instrument No. 20191113-0116972, dated November 8, 2019, said Register's Office.

This is part of improved property known as: **5927 Deal Avenue, Nashville, TN 37209** ("Property")

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

[Intentionally Left Blank]

Witness this 7 day of March, 2022, the bargaining party, having caused its name to be signed hereto on said day and date.

GRANTOR:

ATRIUM DEVELOPMENT, LLC

Robert T. Coleman

By: Robert T. Coleman, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT T. COLEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of ATRIUM DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 7th day of March, 2022.

Notary Public

My Commission Expires: 1-2-2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **3/7/2022** (date of document).

Affiant Signature

3/7/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

