Karen Johnson Davidson County
Batch# 822764 DEEDQC
03/16/2022 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220316-0030249

Drafted by:
MATTHEW KNABLE, Attorney at Law
P.O. BOX 52773
KNOXVILLE, TN 37950

R: 2422 900

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
JON M. NEWHARD AND EVELYN B. ~~NEWHARD~~ GERSON EPB	JON M. NEWHARD AND EVELYN B. ~~NEWHARD~~ GERSON EPB	105-13-0Q-002-00
1212 ASHWOOD AVE NASHVILLE, TN 37212	1212 ASHWOOD AVE NASHVILLE, TN 37212	

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **DRC REALTY HOLDINGS, LLC,** whose tax mailing address is **1212 ASHWOOD AVE, NASHVILLE, TN 37212**, for consideration paid, quitclaims to **JON M. NEWHARD AND EVELYN B. ~~NEWHARD~~, HUSBAND AND WIFE**, Grantee(s), whose address is 1212 ASHWOOD AVE, NASHVILLE, TN 37212 GERSON EPB

WITNESSETH, That the said Grantor, having been duly authorized by a resolution of its board of directors or otherwise, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, does by these presents hereby convey, remise, release and forever **QUITCLAIM** unto the said Grantee(s), and its successors and assigns, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described tract of land in the County of DAVIDSON, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1210 ASHWOOD AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20130719-0074978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

Commonly Known As: 1212 ASHWOOD AVE, NASHVILLE, TN 37212
Parcel No.: 105-13-0Q-002-00

BEING THE SAME PROPERTY CONVEYED TO DRC REALTY HOLDINGS, LLC, BY DEED DATED 08/12/2020, RECORDED 08/19/2020, INSTRUMENT NO. 202008190093131, AMONGST THE REAL AND RECORDS OF DAVIDSON COUNTY, TENNESSEE STATE.

The word "Grantee(s)" as used herein shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on February 15, 2022.

DRC REALTY HOLDINGS, LLC

By: JON NEWLAND

Its: MEMBER **[Signers Title]**

By: EVELYN B GERSON

Its: MEMBER **[Signers Title]**

STATE OF MI)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 15 day of February, 2022, by Jon M Newhard and Evelyn B. Carson, who is personally known to me (or satisfactorily proven) to be the members of DRC Realty Holdings LLC the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Notary Public
My Commission Expires: 4-1-2026

Renae Hottle
NOTARY PUBLIC
County of Oakland
My Commission Expires
April 1, 2026
Acting in the County of
Oakland
STATE OF MICHIGAN

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Affiant

STATE OF ~~TENNESSEE~~ Michigan

COUNTY OF Oakland

Subscribed and sworn before me this the 15 day of February, 2022

Notary Public
My commission expires:

Renae Hottle
NOTARY PUBLIC
County of Oakland
My Commission Expires
April 1, 2026
Acting in the County of
Oakland
STATE OF MICHIGAN

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-02411759

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1210 ASHWOOD AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20130719-0074978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

PARCEL: 105-13-0Q-002-00

BEING THE SAME PROPERTY CONVEYED TO DRC REALTY HOLDINGS, LLC BY DEED FROM AERIAL INVESTMENT PROPERTIES, LLC RECORDED 08/19/2020 IN DEED INSTRUMENT NO. 20200819-0093131, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **2/15/2022** (date of document).

Linda Brown
Affiant Signature

3/8/2022
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **8** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1