Karen Johnson Davidson County
Batch# 831833 DEEDQC
03/30/2022 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220330-0036894

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 23, 2022.

Notary Public

My Commission Expires: 11/12/2024

JESSICA N GABRIEL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-

New Owner Address:
HB Renovations, L.L.C.
2021B Overhill Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number
131 02 0J 002.00

QUITCLAIM DEED

Hillary A. Kanter ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **HB Renovations, L.L.C.,** a Tennessee limited liability company ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, March 23, 2022.

Hillary A. Kanter

William Matseas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hillary A. Kanter** and **William Matseas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 23, 2022.

Notary Public

My Commission Expires: 11/12/2024

Notary's Seal

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-2024

870064 1/2011927

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B on the Master Deed establishing Lot No. 3 of Block 6 on the Plan of Overton Hills, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20071018-0123856, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in common elements appurtenant to said unit as set forth in said Master Deed thereof.

Being the same property conveyed to Hillary A. Kanter, unmarried, by warranty deed from Grove Park Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20071105-0130125, Register's Office for Davidson County, Tennessee.

William Matseas joins in the execution of this instrument to convey any interest he may have in the subject property.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 2021B Overhill Drive, Nashville, TN 37215.

True Copy Certification

I, Robert J. Hazard, Esq., 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 March 23, 2022.

Affiant Signature

Date: March 23, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, March 23, 2022.

Notary's Signature

My Commission Expires: 11/12/2024

Notary's Seal

JESSICA N GABRIEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 11-12-2024

870064 1/2011927