QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 839055 DEEDQC
04/13/2022 11:43:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220413-0042883

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF April 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Center, PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
DY Properties II, LLC	**New Owner**	
(NAME)	(NAME)	
PO Box 1283		
(ADDRESS)	(ADDRESS)	**Tract 1: 092 07 0B 004.00** **Tract 2: 092 07 0H 004.00** **Tract 3: 092 07 0K 004.00**
Antioch, TN 37011-1283		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DYLAN PROPERTIES II, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **DY PROPERTIES II, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 13th day of April, 2022.

Dylan Properties II, LLC
By: DY Properties II, LLC
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of April, 2022, before me personally appeared **DERON JENKINS**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the sole member of DY Properties II, LLC, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **DERON JENKINS** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My commission expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1

Land in Davidson County, Tennessee, being Unit D, as depicted in Exhibit "A" of the Declaration of Covenants, Conditions, Restrictions and Easements for 19th Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20081223-0122270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of the property

Being the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company, by Warranty Deed from Howard Price and Josephine Dorothy Roper and Ruth Price, of record on July 30, 2007, at Instrument No. 20070730-0089943, Register's Office for Davidson County, Tennessee.

This is property commonly known as 911D 19th Avenue North, Nashville, TN 37208.

TRACT 2

Real Property in Davidson County, Tennessee, being Unit 816D, as set out and depicted in the Declaration of Covenants, Conditions and Restrictions for 19th Avenue North Estates Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20190129-0008616, Davidson County Register of Deeds, as amended at Instrument No. 20190514-0045489, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the real property.

Being the same property conveyed to DY Properties, II, LLC, a Tennessee limited liability company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, of record on September 4, 2020, at Instrument No. 20200904-0101076, Davidson County Register of Deeds.

This is property commonly known as 816D 19th Avenue North, Nashville, TN 37208.

TRACT 3

Real Property in Davidson County, Tennessee, being Unit 1901D, as set out, shown, and/or described in the Declaration of Covenants, Conditions and Restrictions for 19th & Herman Street Townhomes, a Horizontal Property Regime with Private Elements, filed of record at Instrument No. 20190912-0092454, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the property.

Being the same property conveyed to DY Properties, II, LLC, a Tennessee limited liability company, by Quitclaim Deed from DY Construction, Inc., a Tennessee Corporation, of record on May 7, 2021, at Instrument No. 20210507-0061361, Davidson County Register of Deeds.

This is property commonly known as 1901D Herman Street, Nashville, TN 37208.