This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 851372 DEEDQC
05/05/2022 12:25:22 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220505-0052082

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Charles F. Hobelmann, et al 718 28th Avenue North Nashville, TN 37208	Same	092-06-0P-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **CHARLES F. HOBELMANN AND KAREN Y. HOBELMANN**, husband and wife, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim a one (1%) percent undivided tenant-in-common interest in certain real estate in Davidson County, Tennessee, which is described below, unto **ADAM ROSENBERG**, unmarried, and his successors, heirs and assigns. The real estate is described as follows:

See Attached

Being the same property conveyed to Charles F. Hobelmann and wife, Karen Y. Hobelmann by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220426-0047781, Register's Office for Davidson County, Tennessee dated April 22, 2022 and recorded on April 26, 2022.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

The address of the herein described property is believed to be 716 A 28th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

STATE OF Tennessee)
COUNTY OF Davidson)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 4th day of May, 2022.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of May, 2022.

CHARLES F. HOBELMANN

KAREN Y. HOBELMANN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Hobelmann, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of May, 2022.

Notary Public

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Y. Hobelmann, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of May, 2022.

Lisa C Woodruff

My Commission Expires:_____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022

A certain condominium located in Davidson County, Tennessee, being Unit A of, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Homes At 716 28th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210319-0036842, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Units being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C, to said Master Deed.

