Karen Johnson Davidson County
Batch# 856107 DEEDQC
05/16/2022 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0056077

Prepared by and Returnable to (After Recordation):
Ashworth Law Firm, PLLC
Keaton A. Rye
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
1140 Olde Cameron Ln., Franklin, TN 37067	Vortexx Enterprises, LLC 1140 Olde Cameron Ln., Franklin, TN 37067	050 02 0B 214.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **TIMOTHY A. DEMONBREUN**, a single man, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **VORTEXX ENTERPRISES, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 214 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to TIMOTHY A. DEMONBREUN, a single man by Warranty Deed from JEAN O. SHUNGU, unmarried, dated November 24, 2021 filed and recorded December 2, 2021 of record as Instrument No. 20211202-0159488, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 2109 Portway Alley, 508, Nashville, TN 37207.

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5 day of May, 2022.

Grantor:

Timothy Demonbreun

Timothy A. Demonbreun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TIMOTHY A. DEMONBREUN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of May, 2022.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.

AFFIANT

Sworn to and subscribed before me, this 5 day of May, 2022.

Notary Public

My Commission Expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on May 6, 2022.

Signature

5-6-22

Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

5-6-2022

Date

My Commission Expires: January 20, 2025

