Karen Johnson Davidson County
Batch# 859012 DEEDQC
05/19/2022 10:36:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220519-0057999

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Prepared by:
Steve Horrell
3030 Sidco Drive
Nashville TN 37204

After Recording Return to:

Kaarin Pritchett
7059 Westside Circle
Nashville, TN 37205

On April 1, 2022 THE GRANTOR

Steve Horrell

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE:

- Kaarin Pritchett, a single person, residing at 7059 Westside Circle, Nashville, Davidson County, Tennessee 37205

the following described real estate, situated in Nashville, in the County of Davidson County, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Source of Title: 20210825-0114860

Tax Parcel Number: 143 03 0E 033.0

Mail Tax Statements To:
Kaarin Pritchett
7059 Westside Circle
Nashville, Tennessee 37205

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4/1/2022

Steve Horrell
3030 Sidco Drive
Nashville, Tennessee, 37204

STATE OF TENNESSEE, COUNTY OF DAVIDSON COUNTY, ss:

On this 1st day of April 2022, before me personally appeared Steve Horrell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Sr Property Manager
Title (and Rank)

My commission expires 7-9-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
19 Day of MAY, 2022
Deputy Register

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

RAQUEL LESHIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Beverly Faulkner
Affiant
Affiant's Name: BEVERLY FAULKNER

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 33 together with all private elements, limited common elements and common elements appurtenant thereto, of 1101 Boost Commons, created under Title 66,Section 17-103(b), et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Protective Covenants, Conditions and Restriction for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, Register's Office for Davidson County, Tennessee, as amended by that First Amendment thereto of record in Instrument No. 20181105-0109337, and as further amended by that Second Amendment thereto of record in Instrument No. 20190930-0099544, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration as amended, together with the By-Laws appended thereto, the site plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101816, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.