BOX 10-A

(1)

This Instrument Prepared By and Returned To: **10-A**
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
City Limits Construction, LLC P.O. Box 40466 Nashville, TN 37204	SAME	146070B00100CO & 146070B00200CO

I, **Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **City Limits Construction, LLC, a Tennessee limited liability company**, in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A and B of Homes at Farrell and Stillwood, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at Farrell and Stillwood, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220330-0037101, Register's Office for Davidson County, Tennessee, 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 Homes at Farrell and Stillwood, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220330-0037101, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to William Kenneth Wade, married, by Warranty Deed from Lois Emily Jordan Noel, married, of record in Instrument No. 20201229-0154021, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020 and recorded on December 29, 2020.

Being the same property conveyed to Kevin Montgomery, Trustee of the 624 Farrell Pkwy Trust, dated March 16, 2021, by Quitclaim Deed from William Kenneth Wade, of record in Instrument No. 20210322-0037608, in the Register's Office of Davidson County, Tennessee, dated March 16, 2021 and recorded on March 22, 2021.

This is improved property known as 624 Farrell Pkwy. and 4903 Stillwood Dr., Nashville, TN 37220.

Karen Johnson Davidson County
Batch# 859484 **DEEDQC**
05/20/2022 09:32:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220520-0058611

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of May, 2022.

624 Farrell Pkwy Trust, dated March 16, 2021

Kevin Montgomery, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Kevin Montgomery,** with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of **The 624 Farrell Pkwy Trust, dated March 16, 2021**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and seal on this 18th day of May, 2022.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

Notary Public

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 18 day of May, 2022.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

Notary Public