Karen Johnson Davidson County
Batch# 869856 DEEDQC
06/13/2022 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220613-0066778

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Homes at 1206 6th Avenue North HOA, Inc. 209 29th Avenue N, Suite 150 Nashville, TN 37203	New Owner	Part of 082-09-0-278-00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **1206 Development Partners, LLC, a Tennessee limited liability company,** by these presents does hereby quitclaim and convey unto **Homes at 1206 6th Avenue North HOA, Inc.**, a Tennessee nonprofit corporation, its heirs, successors and assigns, all its right, title and interest in and to a certain tract or parcel of land described in Exhibit A attached hereto and made a part hereof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23rd day of August, 2017.

Affiant

My commission expires: 5.3.21
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned(s) has/have executed this Quitclaim Deed on this 23rd day of August, 2017.

DEVELOPER

1206 Development Partners, LLC

By: CJ Partners, LLC
Its: Sole Member

J. W. Jacobs

Jim Jacobs, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ~~Jim Jacobs~~ President of CJ Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of August, 2017.

Notary

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

202206130066778

EXHIBIT A

A certain tract or parcel of land situated in Nashville, Davidson County, Tennessee, and described as follows:

The westerly 110 feet of the northerly 35 feet of the southerly 54 feet of Lot No. 92 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, at pages 606 and 609, Register's Office for said County, and also the westerly 110 feet of the northerly 16 feet of Lot No. 91, and the southerly 19 feet of Lot No. 92 on said plan. These parcels of land adjoin and together front 70 feet on the easterly side of Sixth Avenue North, formerly High Street, and run back between parallel lines 110 feet to a dead line, EXCEPT there is reserved out of and dedicated from the conveyance made to Frank E. Wheeling, a 12 foot alley which opens into the above described property at its northeast corner; said alley was dedicated and granted and set aside for the use and benefit of the said Frank E. Wheeling, his heirs and assigns, and for the use and benefit of Katherine Haury, her heirs and assigns.

LESS AND EXCEPT Units 1, 2, 3, 4 and 5 on the Plan of Homes at 1206 6th Avenue North, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170825-0087417, amended at Instrument No. 20170920-0096580, Register Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 1206 Development Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Dean Dixon and Joanie Dixon, husband and wife, dated June 2, 2016, of record at Instrument No. 20160607-0057493, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 exact copy of the original document executed and authenticated according to law on 06/06/2022 ____ (date of ~~document~~).

Affiant Signature

06/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025