RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 880730 DEEDQC
06/29/2022 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075357

QUITCLAIM DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2022.

NOTARY PUBLIC

My commission expires: 01-06-2025

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jordan Springer, *et ux* 409 S. 10th St. Nashville, TN 37206	Same as New Owner	083 13 3B 001.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Mattkay Ventures, LLC, a Texas limited liability company,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Jordan Springer and Malina Springer, husband and wife,** their heirs and assigns, its right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 409 and 411 South 10th Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 409 and 411 South 10th Street, a Horizontal Property Regime, of record in Instrument No. 20200714-0076823, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mattkay Ventures, LLC, a Texas limited liability company, by Warranty Deed from Sage Homebuilding, LLC, a Tennessee limited liability company, dated 3/31/2022, recorded 4/7/2022 and appearing of record at Instrument No. 20220407-0040616, Register's Office for Davidson County, Tennessee.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN, and NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS OUR HAND, this ~~27th~~ 28th day of June, 2022.

MATTKAY VENTURES, LLC

JORDAN SPRINGER, member

MALINA SPRINGER, member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jordan Springer, 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 member of Mattkay Ventures, LLC the within named bargainor, a Texas limited liability company, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as member.

Witness my hand this 28th day of JUNE, 2022.

NOTARY PUBLIC

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

My commission expires: 01-06-2025

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Malina Springer, 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 member of Mattkay Ventures, LLC the within named bargainor, a Texas limited liability company, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as member.

Witness my hand this 28th day of JUNE, 2022.

NOTARY PUBLIC

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

My commission expires: 01-06-2025

Certificate of Authenticity

I, Leslie Garside, 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 6/28/2022.

Date

Affiant Signature

6/28/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025