THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
135 Center Pointe Dr
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 883524 DEEDQC
07/01/2022 03:49:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220701-0076928

MAP.GROUP.PARCEL:
091 11 0R 001.00 & 091 11 0R 002.00

NEW OWNERS:
JAMES M. CONNERTH
PO BOX 30925
CLARKSVILLE, TN 37040

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **CONNERTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **JAMES M. ~~CONENRTH~~** CONNERTH JMC, his heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNITS A AND B OF 4920 INDIANA AVENUE TOWNHOMES, 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 4920 INDIANA AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20170125-0007899 AND AMENDED IN INSTRUMENT NO. 20170403-0031848, 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 IF HOMES AT 4920 INDIANA AVENUE

TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20170125-0007899 AND AMENDED IN INSTRUMENT NO. 20170403-0031848, SAID REGISTE'RS OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR AM ORE COMPLETE INDETIFICATION AND DESCRIPTION OF SAID UNITS.

THIS BEING THE SAME PROPERTY CONVEYED TO CONNERTH CONSTRUCTION, LLC BY WARRANTY DEED FRO JOSHUA E. NUNNALLY, A SINGLE MAN, DATED AUGUST 30, 2016 AND RECORDED IN INSTRUMENT NUMBER 20160908-0094317, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THESE ARE IMPROVED PROPERTIES MORE COMMONLY KNOWN AS 4920 INDIANA AVE AND 4922 INDIANA AVE, NASHVILLE, TN 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CONNERTH CONSTRUCTION, LLC

BY: JAMES M. CONNERTH
ITS: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared, JAMES M. CONNERTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole member (or other officer authorized to execute the instrument) of CONNERTH CONSTRUCTION, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing his name as sole member of Connerth Construction, LLC.

Witness my hand and official seal this the 22 day of June, 2022.

Notary Public
My Commission Expires: 11/12/2024

NICHOLE NORIEGA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me, this 22 day of June, 2022.

Notary Public
My Commission Expires: 11/12/2024

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
1 **Day of** July, **20**22
A. Hamel, **Deputy Register**