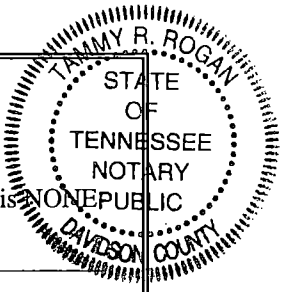
Karen Johnson Davidson County
Batch# 887106 DEEDQC
07/11/2022 12:25:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220711-0079468



THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE Affiant Subscribed and sworn to before me, this 14th day of October, 2021. Tammy R. Rogan Notary Public My Commission Expires: **March 7, 2023**

My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John Daniel Steele 1307 Wade Avenue Nashville, Tennessee 37212	SAME	105 05 0K 006.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that MJS Properties, LLC, a Tennessee limited liability company (the "Grantor"), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, for the purpose of transferring its entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto John Daniel Steele all right, title and interest in and to the tract of land described on Exhibit A attached hereto, and incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14TH day of October, 2021.

MJS PROPERTIES, LLC

By: _____
John M. Steele, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Steele, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president of MJS Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that such president executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as its president.

WITNESS my hand, at office, this 14th day of October, 2021.

My Commission Expires: **My Commission Expires: March 7, 2023**

_____
Notary Public

TAMMY R. ROGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING all of Unit 6, as shown on the Plan of The Edge at Belmont Townhomes, a Horizontal Property Regime, filed as Exhibit C and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20140617-0052717, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

Being the same property conveyed to MJS Properties, LLC, a Tennessee limited liability company, by deed from John M. Steele, of record as Instrument No. 20170130-0009524, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Number 20140617-0052717; Storm Water Detention Easement of record in Instrument Number 20140501-0036661; Declaration of Covenants, Conditions and Restrictions of The Edge at Belmont Townhomes Subdivision of record in Instrument Number 20140617-0052717 and amended in Instrument Number 20150723-0072385; and to the Charter of The Edge at Belmont Townhomes of record in Instrument Number 20140619-0053561; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 1307 Wade Avenue, Nashville, Tennessee 37212.