Karen Johnson Davidson County
Batch# 887184 DEEDQC
07/11/2022 02:29:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220711-0079568

PREPARED BY:
PREMIER LAND TITLE & ESCROW
David Marttala
879 Seven Oaks Blvd #600
Smyrna, TN 37167

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
5th day of July, 2022.

Notary Public
My Commission Expires: 11-22-25

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

ADDRESS OF NEW OWNER:
John Jones
239 John Rice Blvd. Ste A
Murfreesboro, TN 37129

SEND TAX BILLS TO:
SAME

Map/Parcel:
105-05-0U-006.00 CO

MICHELE RUFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **1106 Wade Avenue Unit 1, LLC, a Tennessee limited liability company,** it/ has/have this day bargained and sold and hereby conveys and quitclaims unto **John C. Jones, III, a married man,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 6 of the 1106 Wade Avenue Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1106 Wade Avenue Townhomes of record in Instrument No. 20150219-0014254, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1106 Wade Avenue Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20150219-0014254, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to 1106 Wade Avenue Unit 1, LLC, a Tennessee limited liability company by QuitClaim Deed from John C. Jones, III, a married man in Instrument Number 20211206-0161388, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John C. Jones, III, a married man, by Warranty Deed from MFB Investments, Inc., a Tennessee corporation, dated April 10, 2018, and appearing of record in Instrument No. 20180411-0034111, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

This document was prepared without the benefit of a title examination. The prepared of this document makes no representations concerning the status of title nor does the preparer assume any liability foe defects in title. The prepared has relied solely upon the representations and information provided by the parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of July 2022.

106 Wade Avenue Unit 1, LLC, a Tennessee limited liability company

John C. Jones, III

State of Tennessee
County of Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **John C. Jones, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Member of **106 Wade Avenue Unit 1, LLC, a Tennessee limited liability company** and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of July, 2022.

NOTARY PUBLIC

My Commission Expires:

11-22-25

