Karen Johnson Davidson County
Batch# 893028 DEEDQC
07/25/2022 09:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084388

This instrument prepared by:
James G. Rickman, Attorney
294 Gamble Avenue
Maryville, TN 37801
CLT#061030E40100CO

Owner & Taxpayer:
The Duchess, LLC
4810 Gallatin Pike, Unit 403
Nashville, TN 37216

QUITCLAIM DEED

KNOX ALL MEN BY THESE PRESENTS, Stephanie Peterson and Gordon Peterson, as Joint Tenants with Rights of Survivorship, Party of the First Part, for and in consideration of One ($1.00) Dollar cash has conveyed and quit claimed and does hereby convey and quitclaim until The Duchess, LLC, a Tennessee Limited Liability Company, Party of the Second Part, all right, title, claim and interest in and for the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Unit 401, of The Avery Nashville, a Condominium, established by the Declaration of record in Instrument No. 20220413-0042766 and plan of record in Lot 28 Plat Book 1424, Page 85, amended in Book 9595, Page 352, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a 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.

THIS CONVEYANCE is subject to: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Book 1424, Page 85, as affected by Amendment of record in Book 9595, Page 352 in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20200408-0037167 in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 202204130042766, together with all amendments thereto. Agreement for Dedication of Easement and/or Public Streeet Right-of-Way of record in Instrument 20200428-0044004 in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument 20210226-0024475 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephanie Peterson and Gordon Peterson, as Joint Tenants with Rights of Survivorship, by Warranty Deed dated May 27, 2022, and recorded in Instrument 20220602-0063920 in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

Property Address: 4810 Gallatin Pike, Unit 103, Nashville, TN 37216

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THIS FORM.

With the hereditaments and appurtenances thereto appertaining, hereby quit claiming all interest as aforesaid.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and seal the day and year first above written.

Stephanie Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainor(s), Stephanie Peterson, acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of July, 2022.

NOTARY PUBLIC
My commission expires: 3/06/2024

BARBARA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gordon Peterson

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally, appeared before me, the undersigned, a Notary Public in and for said County, the within named bargainor(s), Gordon Peterson, acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th **day of July, 2022.**

Paula Arzate
NOTARY PUBLIC
My commission expires: 5-3-2026

PAULA ARZATE
Notary Public - California
Los Angeles County
Commission # 2402881
My Comm. Expires May 3, 2026

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-0-.

Kaye E Hopkins
AFFIANT

Sworn to and subscribed before me this 22nd **day of July, 2022.**

Raechel Condee
NOTARY PUBLIC
My commission expires: _____

RAECHEL CONDEE
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES AUGUST 26, 2024

Tennessee Certification of Electronic Document

I, Rachel Condee, 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 July 18th 2022 (date of document).

Rachel Condee

Affiant Signature

7.25.2022

Date

State of TN

County of Blount

Sworn to and subscribed before me this 25th day of July, 2022.



Notary Signature

My Commission Expires:

202207250084388