# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

AJ-QCD-22-561-B

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy & Partners, PLLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **The 314 Company, LLC** | **Same** | **133050D00200CO** |
| (NAME) | (NAME) | |
| **561B Veritas Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN, 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**CHAD HAWLEY AND VICTORIA HAWLEY, HUSBAND AND WIFE** ("GRANTORS")

~~HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO~~

**THE 314 COMPANY, LLC, an Ohio limited liability company** ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, ON THE PLAN OF HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ATTACHED AS EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 561 VERITAS STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171117-0118414, AND AMENDED IN INSTRUMENT NO. 20180206-0011873 AND 20190207-0011879. IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO CHAD HAWLEY AND VICTORIA HAWLEY, HUSBAND AND WIFE, BY WARRANTY DEED FROM LARSON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND ELSIE LARSON, A MARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20210303-0027202, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 893581 DEEDQC
07/25/2022 02:57:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220725-0084887

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

This is **improved** property known as: **561B Veritas St, Nashville, Tennessee, 37211.**

Witness our hands this the 1st day of July, 2022.

**CHAD HAWLEY**

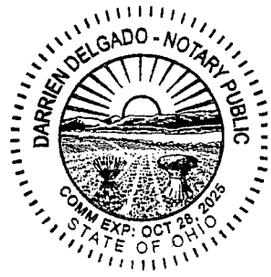
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHAD HAWLEY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2022.

Notary Public

My Commission Expires: Oct 28, 2025




Witness our hands this the 1st day of July, 2022.

**VICTORIA HAWLEY**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICTORIA HAWLEY,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2022.

Notary Public

My Commission Expires: Oct 28, 2025

