RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-9014-2022

Karen Johnson Davidson County
Batch# 895100 DEEDQC
07/27/2022 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220727-0085848

QUITCLAIM DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of July, 2022

Jennifer Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Pounder and Morgan Pounder 504A Nichol Rd Nashville, TN 37029	Same as Address of New Owner	091-10-0Y-002-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Nick Pounder and Morgan Pounder f/k/a Morgan Blair, husband and wife ,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Nick Pounder and Morgan Pounder, husband and wife** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Real property located in Davidson County, Tennessee, being known and designated as Unit 504B, pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 504 Nichol Rd., a Horizontal property Regime, of record in Instrument #201907030065393, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Morgan Blair and Nick Pounder from Southern Spaces, LLC, a Tennessee limited liability company, by Warranty Deed dated January 8, 2021 and recorded February 3, 2021 in Instrument #20210203-0015667, said Register's Office.

Being a portion of the same property conveyed to Southern Spaces LLC by Warranty Deed from Enterprise Homes & Remodeling LLC dated February 28, 2020 and recorded March 4, 2020 in Instrument No 202003040024108, said Register's Office.

WITNESS MY HAND, this 22 day of July, 2022.

GRANTOR

Nick Pounder

Morgan Pounder f/k/a Morgan Blair

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Nick Pounder and Morgan Pounder f/k/a Morgan Blair,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22 day of July, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/22/22 (date of document).

Jennifer L. Pennell

7/25/22
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

