BOX 10-A

Karen Johnson Davidson County
Batch# 901493 DEEDQC
08/10/2022 01:46:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220810-0091006

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, TN 37204	SAME	105 16 0Q 002.00

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KEVIN MONTGOMERY, TRUSTEE OF THE 517 B SOUTHERN TURF DR. TRUST U/A/D APRIL 27, 2021,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 517 Southern Turf, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20200421-0041484, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to City Limits Construction, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Wade Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200421-0041482, in the Register's Office of Davidson County, Tennessee, dated April 20, 2020 and recorded on April 21, 2020.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This improved property is commonly known as: 517 B Southern Turf Dr, Nashville, TN 37211

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of August, 2022.

CITY LIMITS CONSTRUCTION, LLC

BY: _____
KEN WADE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ken Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and seal on this 10th day of August, 2022.

_____
Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of August, 2022.

_____
Notary Public

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025