Karen Johnson Davidson County
Batch# 906922 DEEDQC
08/24/2022 09:25:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220824-0095443

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Herwigs Holdings, LLC 1900 Church Street, Suite 402 Nashville, TN 37203	Same	102030D00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **NITTANY LION VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **HERWIGS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 6533 & 6535 Thunderbird Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6533 & 6535 Thunderbird Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210324-0038693, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6533 & 6535 Thunderbird Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210324-0038693, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nittany Lion Ventures, LLC by Quitclaim Deed from Bradley J. Bars, Married, of record in Instrument No. 20210208-0017416, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as: 6533 Thunderbird Drive, Nashville, TN 37209

Witness my hand this 6th day of July, 2022

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Hull with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 6th day of July, 2022.

Commission expires:

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this the 6th day of July, 2022.

_____
Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025