Karen Johnson Davidson County
Batch# 926165 DEEDQC
10/05/2022 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221005-0110039

THIS INSTRUMENT PREPARED BY:
Adam G. LaFevor
SoBro Law Group, PLLC
513 3rd Avenue S
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 2nd day of September, 2022

Notary Public

My Commission Expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Palmetto Partners 2020, GP 101 Lea Avenue Nashville, TN 37210	SAME	105072M00100CO & 10507M00200CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Palmetto Partners 2020, GP, a Tennessee general partnership** ("Grantor") does hereby quitclaim to **William H. Smallman** ("Grantee"), **as to a 50.5% interest Magness Development, Inc., a Tennessee corporation as to a 49.5% interest** in the following described land and property situated in Davidson County, Tennessee, to wit:

TRACT 1:

Being Unit A, as depicted on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1606 Martin Street, of record as Instrument No. 20201229-0154444, Register's Office for Davidson County, Tennessee

Being the same property conveyed Palmetto Partners 2020, GP by Quitclaim Deed from Magness Group 2020, G.P., a Tennessee general partnership, of record as Instrument No. 20220830-0097900Register's Office for Davidson County, Tennessee.

TRACT 2:

Being Unit B, as depicted on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1606 Martin Street, of record as Instrument No. 20201229-0154444, Register's Office for Davidson County, Tennessee

Being the same property conveyed Palmetto Partners 2020, GP by Quitclaim Deed from Magness Group 2020, G.P., a Tennessee general partnership, of record as Instrument No. 20220830-0097901 Register's Office for Davidson County, Tennessee.

Being real property known as 1606 Martin Street, Unit A and 1606 Martin Street, Unit B, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 2nd day of September 2022.

GRANTOR:

PALMETTO PARTNERS 2020, G.P.,
a Tennessee general partnership

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Adam LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent for Palmetto Partners 2020, G.P., and that he as Authorized Agent, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Public

My commission expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 10/5/22 (date).

Affiant Signature

10/5/2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024