This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19083-CC

Karen Johnson Davidson County
Batch# 927113 DEEDQC
10/07/2022 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110898

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 the 7th day of October, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lannie Kyle Boswell Andrea Ashlyn Boswell 1065 Stonebridge Park Drive Franklin, TN 37069	New Owner	72-16-11-002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Southern Space, LLC, a Tennessee limited liability company** ("Grantor") do/does hereby quitclaim and convey unto **Lannie Kyle Boswell and Andrea Ashlyn Boswell, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of Homes at 1520 Harwood Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1520 Harwood Drive, a horizontal property regime with private elements, of record in Instrument No. 20210322-0037270, 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 1520 Harwood Drive, provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, the plan of record in Book 21, page 9; and in Book 1424, page 79, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Sandra L. Telford and John Reed, as heirs at law of Janet Reeder, and Sandra L. Telford as Administratrix of the Estate of Janet Reeder, dated January 15, 2021, recorded January 20, 2021, of

record in Instrument No. 20210120-0008325, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1520 B Harwood Drive, Nashville, TN 37206**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October 2022.

GRANTOR:

Southern Spaces, LLC
a Tennessee limited liability company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell the within named bargainor(s), 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 Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2022.

_____
Notary Public
My Commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-7-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-7-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM