This instrument prepared by:
The Kinsland Firm, LLC
Post Office Box 22660
Nashville, Tennessee 37202
Telephone: (615) 242-5988

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE KINSLAND FIRM, LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson 11-22-22 RM

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

Affiant

Subscribed and sworn to before me this the 22nd day of November 2022

Notary Public

My Commission Expires: 09/25/24

RUTH MEACHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 944329 DEEDQC
11/23/2022 11:12:55 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221123-0124000

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO	MAP & PARCEL
815 Main St #405, LLC 815 Main St, #405 Nashville, TN 37206	New Owner	082 12 3E 405.00-CO

KNOW ALL MEN BY THESE PRESENTS, that **Peter Allen Thackston and Jenny Gingles Thackston, Husband and Wife**, hereinafter Grantor(s), on this the 22 day of NOVEMBER, 2022, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim and convey unto **815 Main St #405, LLC**, a Tennessee Limited Liability Company, hereinafter Grantee(s), their heirs and assigns, all his/her/their right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being unit 405, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No. 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty Deed from Honorable Ventures, LLC, a Tennessee limited liability company of record in Instruction No. 20160602-0055667 in the Register's Office for Davidson County, Tennessee

JGT
PAT

dated May 27, 2016, and recorded on June 02, 2016. (Value of consideration shown in aforementioned deed $300,000.00).

Also being a portion of the same property conveyed to The Avenue on Main GP by Quitclaim Deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 in the Register's Office for Davidson County, Tennessee, dated June 03, 2021, and recorded on June 03, 2021. (Value or consideration as shown in aforementioned deed $0.00).

Also being the same property conveyed to Peter Allen Thackston and Jenny Gingles Thackston, Husband and Wife, by Warranty Deed from The Avenue on Main GP of record in Instrument No. 20221028-0116731 in the Register's Office of Davidson County, Tennessee dated October 27, 2022, and recorded on October 28, 2022.

This conveyance is made subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jolene on Main Master Condominium of record in Instrument No. 20210819-0112611, and amended in Instrument No. 20210820-0112977 in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right of Way of record in Instrument No. 20191220-0131556 in the Register's Office for Davidson County, Tennessee.

JGT

PAT

This is improved property known and designated as 815 Main Street #405, Nashville, Tennessee 37206.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record not stated herein.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 22nd day of November, 2022.

Peter Allen Thackston

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Peter Allen Thackston with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 22nd day of November, 2022.

Notary Public

RUTH MEACHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 09/25/24

VGT
PAT

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 22nd day of November, 2022.

Jenny Gingles Thackston

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jenny Gingles Thackston with whom I am personally acquainted (or proved to ~~me~~ on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that She executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 22nd day of November, 2022

Notary Public

RUTH MEACHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 09/25/24

JGT

PAT