PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 946956 **DEEDQC**
12/02/2022 09:31:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221202-0126141

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF AMANDA S. WILLIAMS

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 1st DAY OF DECEMBER, 2022.

NOTARY PUBLIC
COMMISSION EXPIRES: 11.20.2024

ADDRESS OF NEW OWNER:
Ashley Cherry
519A Radnor St
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
119 13 0 E 001.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Clearwater Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "GRANTORS") do quitclaim and convey all of their right, title and interest to the hereinafter described property to **Ashley Cherry, unmarried,** (hereinafter referred to as "GRANTEES"), their heirs and assigns, in and to a certain tract or parcel of land located in Sumner County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the plan of Homes at 519 Radnor Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 519 Radnor Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210422-0054104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the property conveyed to KELTON HOMES, LLC by Special Warranty Deed from FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE, dated May 31, 2012, of record in Instrument No. 20120605-0048697, Register's Office for Davidson County, Tennessee. KELTON HOMES, LLC n/k/a Clearwater Properties, LLC, a Tennessee limited liability company under Articles of Amendment to Articles of Organization filed with the Tennessee Secretary of State.

This property is commonly known as: 519A Radnor Street, Nashville, TN 37211

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

IN WITNESS WHEREOF, this document was executed this 18th day of November, 2022.

Clearwater Properties, LLC a Tennessee limited liability company

Bryan D. Spicer, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Agent of Clearwater Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Clearwater Properties, LLC, a Tennessee limited liability company by Bryan D. Spicer as such Authorized Agent.

Witness my hand and official seal at Franklin (city), Tennessee, this 18th day of November, 2022.

Notary Public

My Commission Expires: 11.20.2024

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY