THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 951354 DEEDQC
12/14/2022 09:46:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221214-0129518

Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Michael K Amerson
East Glenn St.
Tucson AZ 85712

SEND TAX BILLS TO:
4914 East Glenn St.
Tucson, AZ 85712

PARCEL ID
Map105-10-0-D 4914
Parcel 002.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Amerson and wife Regina Amerson,** hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Amerson TN Rentals, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, its successors and or assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit B of 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, located on Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 817 Benton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20121126-0108132, and corrected in First Supplementary Declaration of record in Instrument No. 20130522-0051429, Register's Office or 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 817 Benton Avenue Townhomes, Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20121126-0108132, and corrected in First Supplementary Declaration of record in Instrument No. 20130522-0051429, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property as conveyed to Michael Amerson and wife, Regina Amerson, husband, and wife by Special Warranty Deed from Kathleen E. Hassett, Trustee of the Kathleen E. Hassett Revocable Trust Agreement dated September 21, 2015, and recorded in Instrument No. 20191010-0103788, Davidson County Tennessee.

Commonly known as: 817 Benton Avenue, Nashville TN 37204

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December 2022.

Michael Amerson

Regina Amerson

STATE OF ARIZONA]
COUNTY OF PIMA]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Amerson and wife Regina Amerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office at Tucson, Arizona this 5th day of December 2022.

CHAUNDRA CAMEO MCDONALD
NOTARY PUBLIC - State of Arizona
PIMA COUNTY
Commission #: 588889
My Comm. Expires August 4, 2024

Chaundra Cameo McDonald
Notary Public
My Commission Expires: Aug 4 2024

STATE OF ARIZONA]
COUNTY OF PIMA]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 5th day of December 2022.

CHAUNDRA CAMEO MCDONALD
NOTARY PUBLIC - State of Arizona
PIMA COUNTY
Commission #: 588889
My Comm. Expires August 4, 2024

Chaundra Cameo McDonald
Notary Public
My commission Expires: Aug. 4 2024