Karen Johnson Davidson County
Batch# 955388 DEEDQC
12/28/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221228-0132833

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20221487D

The actual consideration is $600,000.00.

AFFIANT

Subscribed and sworn to before me this the 27 day of Dec, 2022.

NOTARY PUBLIC

My Commission Expires: 5/18/24

NEW OWNER:
Q & A Holdings, G.P.
45 Annadale
Nashville, TN 37215

SEND TAX BILLS TO:

New owner

MAP/PARCEL:
094120A10600CO,
094120A11000CO,
094120A30200CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Ontario Partners, Inc., a Tennessee corporation (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Q & A Holdings, G.P., a Tennessee general partnership (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 106, Unit No. 110, Unit No. 302 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021

This property is commonly known as 1540 Lebanon Pike, Nashville, TN 37210, Unit 106, Unit 110 and Unit 302.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, effective this the 23 day of DEC, 2022.

GRANTOR:

Ontario Partners, Inc., a Tennessee corporation

Nicholas Adler, Director

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Director of Ontario Partners, Inc., a Tennessee corporation, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Director of Ontario Partners, Inc., a Tennessee corporation, the said Grantor.

Witness my hand, at office, the 23 day of DEC, 2022.

RYAN A. RAFO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/12/24

Tennessee Certification of Electronic Document

I, Robin White, 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 December 23, 2022 (date of document).

Affiant Signature

12. 23. 22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY