****This Quitclaim Deed prepared by information furnished from the Grantor without the benefit of a title search****

**PREPARED BY:**
*Sidwell, Barrett, Gore, & Reynolds P.C.*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

Karen Johnson Davidson County
Batch# 956854 DEEDQC
12/30/2022 12:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221230-0133974

STATE OF Tennessee
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
MUSIC SQUARE CONDO LLC
137 Mansker Park Drive
Hendersonville, TN 37075

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 30th day of December, 2022.

JILL SWICEGOOD
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/22/26

Map/Parcel: 093-13-0A-502-00 CO

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **MICHAEL HOBNECK AND KRISTEN HOBNECK, HUSBAND AND WIFE**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **MUSIC SQUARE CONDO LLC, a Tennessee limited liability company,** hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

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 thereof, make this conveyance to Grantee.

**WITNESS** my hand this 30 day of DECEMBER, 2022

MICHAEL HOBNECK

KRISTEN HOBNECK

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, MICHAEL HOBNECK, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2022

My commission expires: 03/06/2024

Barbara Heflin
Notary Public

BARBARA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, KRISTEN HOBNECK, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of DECEMBER, 2022

My commission expires: 03/06/2024

Barbara Heflin
Notary Public

BARBARA HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## Exhibit "A"

## Legal Description

Land in Davidson County, Tennessee, being Unit No. 502, on the Plan of Spence Manor Condominiums, created under Title 66, Chapter 27, Section 101, et. seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, Page 219, in the Register's Office of Davidson County, Tennessee, together with the undivided partnership interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to MICHAEL HOBNECK AND KRISTEN HOBNECK, HUSBAND AND WIFE, by Warranty Deed from RANDALL SHAW, dated 07/29/2022 and recorded 08/01/2022, of record in Instrument Number 20220801-0087105, Register's Office for Davidson County, Tennessee.

This is improved real property known as **11 Music Sq. E. #502, Nashville, TN 37203**.

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 12/30/22 (date of document).

Affiant Signature

12/30/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202212300133974