Karen Johnson Davidson County
Batch# 966009 DEEDQC
01/31/2023 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230131-0007136

This Instrument Prepared By:
Kevin M. Seguin
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, TN 37219
(615) 244-6538

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Fern Properties STR LLC 4015 Travis Dr., Ste. 211, #163 Nashville, TN 37211	New Owner	071 14 0E 030.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDOLPH MORRIS, the GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey to FERN PROPERTIES STR LLC, a Tennessee limited liability company, the GRANTEE, all of GRANTOR's right, title and interest in and to that certain real property located in Davidson County, Tennessee, more particularly described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 30 of Sky At Fern, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restriction establishing Sky At Fern, a Horizontal Property Regime, of record in Instrument No. 20160830-0090887 and amendment recorded in Instrument Nos. 20170913-0093673, 20180808-0078087 and 20190410-0032695 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Randolph Morris by General Warranty Deed from 64 Fern Ave Holdings LLC, a Tennessee limited liability company, dated November 18, 2022, and of record at Instrument No. 20221121-0123275, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 64 Fern Avenue #2, Nashville, Tennessee 37207.

WITNESS the execution of this Quitclaim Deed by the undersigned as of this the 24 day of January, 2023.

GRANTOR:

Randolph Morris

STATE OF Kentucky)

COUNTY OF Fayette)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Randolph Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Lexington, Kentucky, this the 24th day of January, 2023.

Notary Public

My Commission Expires: May 9, 2025

202301310007136

STATE OF Kentucky)

COUNTY OF Fayette)

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 24th day of January, 2023.

Notary Public

My Commission Expires: May 9, 2025

4885-8353-3636 v1 [104294-1]

Tennessee Certification of Electronic Document

I, James Finger, 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 01/24/2023 (date of document).

James C. Finger Jr
Affiant Signature

01/24/2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

