Karen Johnson Davidson County
Batch# 982453 DEEDQC
03/20/2023 03:18:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230320-0020084

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee 4301 Hillsboro Pike, Suite 300 Nashville, Tennessee 37215	SAME	091051I00200CO

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KEVIN MONTGOMERY, TRUSTEE OF THE 6206B LARAMIE AVENUE TRUST, U/A/D FEBRUARY 17, 2023** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230228-0013944, Register's Office for 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 Homes at 6206 Laramie Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230228-0013944, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to City Limits Construction, LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20230202-0007663, Register's Office for Davidson County, Tennessee.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20 day of March, 2023.

CITY LIMITS CONSTRUCTION, LLC

BY: _____

Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal on this 20th day of March, 2023.

_____
Notary Public

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00. _____

Affiant

Subscribed and sworn to before me, this the 20th day of March, 2023.

_____
Notary Public

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025