Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 26th day of April, 2023.

Notary Public
My commission expires: 05/31/2024

Dana Lee Plourde
Commonwealth of Virginia
Notary Public
Commission No. 7858125
My Commission Expires 5/31/2024

Karen Johnson Davidson County
Batch# 999320 DEEDQC
05/03/2023 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230503-0032865

Address of New Owner:	Send Tax Bills to:	Tax Information:
South 12th St Real Estate LLC		094-01-OA-002.00-CO
1320 Randolph St., NW	Owner	
Washington, D.C. 20011		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Peter Jones and Jennifer Holcomb, husband and wife,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **South 12th St Real Estate LLC,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 810 South 12 Street, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 810 South 12th Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131216-0126895, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Peter Jones and Jennifer Holcomb, husband and wife by Warranty deed dated August 23, 2022 from Jonathan Miller and wife, Julia Osgood of record in Instrument No. 20220826-0096404 Register's Office for Davidson County, Tennessee.

Conveyance of the above-described property is subject to the following: 1) The Plan as shown on Exhibit . 'B" of-the Declaration of Covenants, Conditions & Restrictions of Homes at 810 South

12th Street of record in Instrument No. 20131216-0126895, said Register's Office, shows an Owners Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Homes at 810 South 12th Street of record in Instrument No. 20131216-0126895, Registers Office for Davidson County, Tennessee. 3) Charter of Homes at South 12th Street Homeowners' Association, Inc. of record in Instrument No. 20140203-0009457, Registers Office for Davidson County, Tennessee.

This is an improved property known as 810 12th Street, Nashville, TN 37206.

Witness my/our hands this 26th day of April, 2023.

Peter Jones

Jennifer Holcomb

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter Jones and Jennifer Holcomb** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Fairfax County, Commonwealth of Virginia, this 26th day of April, 2023.

Dana Lee Plourde
Commonwealth of Virginia
Notary Public
Commission No. 7858125
My Commission Expires 5/31/2024

Notary Public
Notary registration number: 7858125
My commission expires: 5/31/2024

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

CERTIFICATE OF AUTHENTICITY

I, **Allison Cambiano**, on May 3rd, 2023, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document, dated April 26th 2023, tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

ACambiano

Allison Cambiano, Paralegal

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On May 3, 2023, personally appeared before me, Angela Hoppa, a Notary Public for this county and state, Allison Cambiano, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Angela Hoppa

Angela Hoppa, KS Notary

My commission expires: 1-25-27

Notary's Seal

ANGELA HOPPA
Notary Public, State of Kansas
My Appointment Expires
1-25-27