Karen Johnson Davidson County
Batch# 1016114 DEEDQC
06/16/2023 01:33:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230616-0046229

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED AND TERMINATION OF DECLARATION AND HORIZONTAL PROPERTY REGIME

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bransford Avenue Owner, LLC Bass, Berry & Sims PLC Attn: Michael A. Stewart 150 Third Avenue South, Suite 2800 Nashville, TN 37201	Same	105-15-0-A/001.00CO 105-15-0-A/002.00CO

THIS QUITCLAIM DEED AND TERMINATION OF DECLARATION AND HORIZONTAL PROPERTY REGIME is made this 15th day of June, 2023, and effective upon recording of this instrument in the Office of Register of Deeds for Davidson County, Tennessee, by BRANSFORD AVENUE OWNER, LLC, a Tennessee limited liability company (hereinafter called "**Declarant**").

WITNESSETH:

WHEREAS, Bars Hooper Holdings, as declarant, and as then owner in fee simple of certain real property described therein, executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Homes at 2116 & 2118 Bransford Avenue, a Horizontal Property Regime with Private Elements dated October 25, 2021, recorded in Instrument Number 20211026-0143625, as affected by Assignment of Rights as Developer With Respect to The Declaration of Covenants and Restrictions for Homes at 2116 & 2118 Bransford Avenue by and between Bars Holdings, LLC, as assignor and Declarant, as assignee, dated November 30, 2022, recorded December 1, 2022, as Instrument Number 20221201-0125729, as and also affected by that Assignment of Rights as Developer With Respect to The Declaration of Covenants and Restrictions for Homes at 2116 & 2118 Bransford Avenue by and between Brian Hammond, as assignor and Declarant, as assignee, dated November 30, 2022, recorded December 1, 2022, as Instrument Number 20221201-0125740 (collectively, the "**Declaration**"), all in the Office of Register of Deeds for Davidson County, Tennessee (the "**Register's Office**"); and

WHEREAS, the Declaration established a horizontal property regime regarding certain units being known as Unit A and Unit B of the Homes at 2116 & 2118 Bransford Avenue ("**Property**"), and further described and set forth in the Declaration; and

WHEREAS, pursuant to (a) Warranty Deed from Brian Hammond, dated November 30, 2022, and recorded December 1, 2022, as Instrument No. 20221201-0125739 and (b) Warranty Deed from Bars Holdings, LLC, a Tennessee limited liability company, dated November 30, 2022, and recorded as Instrument No. 20221201-0125728, both in the Register's Office, all right, title and interest in and to the Property and all filial estates therein are now owned and held by the Declarant; and

WHEREAS, there are no mortgagees who have liens upon any portion of the Property as of the time of recordation of this instrument; and

WHEREAS, pursuant to Tennessee Code Annotated Section 66-27-109, Declarant desires to waive and terminate the horizontal property regime to which the Property is now subject.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, pursuant to Tennessee Code Annotated Section 66-27-109, and in order to waive and terminate the condominium regime to which said property is now subject under The Horizontal Property Act (Tennessee Code Annotated Section 66-27-101, et seq., as amended), **BRANSFORD AVENUE OWNER, LLC**, a Tennessee limited liability company, as the sole owner of the subject property, hereby quitclaims and conveys to **BRANSFORD AVENUE OWNER, LLC**, a Tennessee limited liability company, and its successors and assigns, all of its right, title and interest in and to the property described on Exhibit A attached hereto.

[*signature page to follow*]

IN WITNESS WHEREOF, the Declarant has caused this Deed and Declaration of Termination of Declaration and Horizontal Property Regime to be executed as of the day and year written above.

BRANSFORD AVENUE OWNER, LLC,
a Tennessee limited liability company

By: _____
Name: Dirk Melton
Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a notary public, of the state and county aforesaid, personally appeared Dirk Melton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of BRANSFORD AVENUE OWNER, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

WITNESS my hand and seal, at office in Nashville Tennessee, this 14 day of May, 2023.

_____
Notary Public

My Commission Expires: 5/5/25

JENNIFER BRACY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 12 day of May, 2023.

Notary Public

My Commission Expires:

5/5/25

JENNIFER BRACY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

EXHIBIT "A"

Land in Davidson County being Lot No. 6 on the Plan of Cumberland Park Subdivision, a Plan of which is of record in Book 1424, Page 15, Register's Office for Davidson County, to which plan of reference is made for a more complete and accurate legal description of each lot.

35432553.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 14, 2023 (date of document).

Affiant Signature

06/16/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of June, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

