Karen Johnson Davidson County
Batch# 1019286 DEEDQC
06/26/2023 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230626-0048630

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William Childress Mara Childress April Drew Schleck 909 North Meadow Lane Nashville, TN 37221	New Owners	060-04-0D-031.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nashbay Investments, a Tennessee General Partnership**, by these presents does hereby quitclaim and convey unto the **William Childress and Mara Childress, husband and wife and April Drew Schleck**, their heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 31, on the Plan of Maple Grove, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220428-0049112, amended in First Amendment of record in Instrument No. 20220511-0054225 and Second Amendment of record in Instrument No. 20221209-0128179, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to E. H. Todd and wife, Stella Mai Todd by Warranty deed from E. H. Todd of record in Book 4224, page 763, Register's Office for Davidson County, Tennessee, dated March 30, 1968 and recorded on April 03, 1968.

Being a portion of the same property conveyed to E. H. Todd, Jr by Quitclaim deed from Peggy Todd Marshall, an unmarried woman of record in Book 7328, page 679 Register's Office for Davidson County, Tennessee, dated August 17, 1987 and recorded on August 18, 1987.

Being a portion of the same property conveyed to Todd Realty, LLC from Andrew L. Todd, Executor of the Estate of Elmer H. Todd, Jr., by Quitclaim Deed record in Instrument No. 20181119-0113729, Register's Office of Davidson County, Tennessee.

Affidavit of Heirship recorded June 8, 2021 of record in Instrument No. 20210608-0076807, said Register's Office.

Being a portion of the same property conveyed to Todd Realty, LLC by Quitclaim Deed from Edward J. Todd, John W. Todd, Andrew L. Todd, Mary Ann Shanks, Daniel C. Todd, Richard D. Todd, and Robert F. Todd, dated May 27, 2021, and recorded June 9, 2021 of record in Instrument No. 20210609-0077909, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to AT1 Maple Grove, LLC, a Delaware limited liability company by Warranty Deed from Todd Realty, LLC, a Tennessee limited liability company dated May 27, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0078976, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to AT1 Maple Grove, LLC, a Delaware limited liability company by Warranty Deed from Todd Realty, LLC, a Tennessee limited liability company dated May 27, 2021 and recorded June 11, 2021 in Instrument No. 20210611-0078977, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nashbay Investments, a Tennessee General Partnership by Warranty Deed from AT1 Maple Grove, LLC, a Delaware limited liability company dated June 22, 2023 and recorded on June 26, 2023 in Instrument No. 202306260048519, Register's Office of Davidson County, Tennessee.

Being also known as 2035 Maple View Lane, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 23rd day of June, 2023.

JENNIFER HIGGINS TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Affiant

My commission expires: 3/9/2027
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 23rd day of June, 2023.

Nashbay Investments

By: _____
William A. Childress, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William A. Childress, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Nashbay Investments, a Tennessee general partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal on this the 23rd day of June, 2023.

_____
Notary Public

My Commission Expires: 03/09/2027

JENNIFER HIGGINS TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 26, 2023 (date of document).

Affiant Signature

June 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023