Karen Johnson Davidson County
Batch# 1052497 DEEDQC
09/21/2023 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074297

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 21st day of September, 2023. Ashley Fort Notary Public My Commission Expires: 11-2-26

QUITCLAIM DEED

Address New Owner: 336 MAY DR, LLC 1402 Buchanan St. Unit 107 Nashville, TN 37208	Send Tax Bills to: ~~336 May Drive, LLC~~ 1402 Buchanan St. Unit 107 Nashville, TN 37208	Map Parcel No. 043060C90000CO (Common Area); 043060C33200CO (Unit 332); 043060C33400CO (Unit 334); 043060C33600CO (Unit 336); 043060C33800CO (Unit 338) ; 043060C34000CO (Unit 340); 043060C34200CO (Unit 342); 043060C68000CO (Unit 680); 043060C68200CO (Unit 682); 043060C68400CO (Unit 684); 043060C68600CO (Unit 686); 043060C68800CO (Unit 688); 043060C69000CO (Unit 690)

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), by these presents, does hereby quitclaim and convey unto **336 MAY DR, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit(s) 332, 334, 336, 338, 340, 342, 680, 682, 684,686, 688, 690 and the common area of The Homes at May Drive and Anderson Lane Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20220223-0020517, in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit "B" to the Declaration in Instrument No. 20220223-0020517, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to PRECISION DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KUDZU REAL ESTATE INC. A TENNEESSEE CORPORATION, of record as Instrument No. 20220720-0083082, dated July 20, 2022, said Register's Office.

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

[Signature on Following Page]

Witness my hands this 20 day of September, 2023, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Precision Development, LLC

By: Jeffrey Eckinger, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Eckinger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Managing Partner** of **PRECISION DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Managing Partner.

Witness my hand and official seal at office this 20th day of September 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **9/21/2023** (date of document).

Affiant Signature

9/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **SEPTEMBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

