Karen Johnson Davidson County
Batch# 1058352 DEEDQC
10/05/2023 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231005-0078644

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 26th day of September, 2023

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr. STE 107
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
1516 Meridian Street, LLC. 1516 Meridian Street Nashville, TN 37207-5027	Michael Hood & Stephen R. Hood 215 East Harbor Hendersonville, TN 37075	**071-11-0B-002.00-CO**

KNOW ALL MEN BY THESE PRESENTS that Michael Hood and Stephen R. Hood, for and in consideration of the sum of zero and No/100 Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto 1516 Meridian Street, LLC., their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being land in Davidson County, Tennessee, being Unit B Homes at 1516 Meridian Street, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Ace as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1516 Meridian Street of record in Instrument NO. 20141211-0113685, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being all or part of the same property conveyed to Being a part of property conveyed to Michael Hood and Stephen R. Hood, by virtue of that certain Warranty Deed dated August 28, 2015, at Instrument No. 20150901-0088591 in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 1516 Meridian Street, Nashville TN 37027-5027.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 26th day of September 2023.

Michael Hood

Stephen R. Hood

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said county and state, the within named Michael Hood and Stephen R. Hood, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 26th day of September 2023.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 9-26-23 (date of document).

Affiant Signature

9.26.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of September, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2023

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson