Karen Johnson Davidson County
Batch# 1068567 DEEDQC
11/06/2023 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086400

Prepared from information provided by the parties hereto without the benefit of either a title search and/or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	LDT Properties, LLC 1940 Fellowship Road Mt. Juliet, TN 37122
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	070-09-3F-001.00-CO
Prepared by:	Cindy S. Smith, Attorneys at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Derek Totty and Elizabeth Totty, husband and wife,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **LDT Properties, LLC, a Tennessee limited liability company,** (herein "Grantee") their successors and assigns, all of our interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Vista at North Pointe, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220328-0035296, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Vista at North Pointe, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220328-0035296, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Derek Totty and Elizabeth Totty, husband and wife, from E3 Vistas at North Point LLC, a Tennessee limited liability company, by Warranty Deed recorded on September 21, 2022, of record in Instrument No. 20220921-0104881, Register's Office for Davidson County, Tennessee.

This property has a common address of 2121 Goodrich Avenue, Nashville, TN 37218.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November 2023.

Derek Totty

Elizabeth Totty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Derek Totty and Elizabeth Totty, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of November 2023.

Notary Public
My Commission Expires: 7-9-24

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 3rd day of November 2023.

Notary Public
My Commission Expires 7-9-24

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **November 3, 2023** (date of document).

Cindy S. Smith, Affiant

11/03/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of November, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026