Karen Johnson Davidson County
Batch # 1092852 DEEDQC
01/23/2024 12:48:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0004138

X-0589
Box #14

| **Quitclaim Deed** | State of Tennessee<br>County of Davidson<br><br>The actual consideration for this transfer is $ -0- .<br><br>Affiant<br><br>Subscribed and sworn to before me this 22nd day of January, 2024.<br><br>Notary Public<br><br>My commission expires: 5/9/2026 |
|---|---|

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument was prepared by:
**Attorneys Title Company, Inc.**
**2927 Berry Hill Drive, Nashville, TN 37204-3126**

| Address New Owner(s) as follows: | Send Tax Bills To: | Map and Parcel Number: |
|---|---|---|
| **222 Peachtree Cottages Homeowners Association, Inc.**<br>**222 B Peachtree St.**<br>**Nashville, TN 37210** | **New Owner** | **119010J90000CO** |

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Woodplex, GP**, a Tennessee general partnership ("**Grantor**"), does hereby transfer and quitclaim unto **222 Peachtree Cottages Homeowners Association, Inc.**, a Tennessee nonprofit corporation ("**Grantee**"), and its successors and assigns all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING all of the common and limited common elements shown on the Plat for 222 Peachtree Cottages, attached as Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions for 222 Peachtree Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201028-0125375 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Woodplex GP, a Tennessee general partnership, from Elam's Housing Rentals, LLC, a Tennessee limited liability company, by Warranty Deed dated October 9, 2020, of record as Instrument No. 20201014-0119233 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The preparer makes no warranties or representations regarding the status of title to the property.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of January, 2024.

**Woodplex, GP,**
**a Tennessee general partnership**

By: Steven Emery, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Steven Emery**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who upon oath acknowledged himself to be a General Partner of **Woodplex, GP**, a Tennessee general partnership, and who further acknowledged that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of January, 2024.

Notary Public
My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON