Davidson County
Batch # 1092892 DEEDQC
01/23/2024 01:26:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0004191

(1)

BOX 10-A

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Kevin Montgomery, Trustee P.O. Box 40466 Nashville, TN 37204	SAME	102-04-0I-002.00-CO

CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPNY, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto **KEVIN MONTGOMERY, TRUSTEE OF THE 6515 B PREMIER DRIVE TRUST, DATED NOVEMBER 2,2023,** in and to the following tract of land in Davidson County, Tennessee described as follows:

A Certain Unit located in Davidson County, Tennessee, being Unit B, on the Plan of 6515 Premier Drive Homes , a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" of that Declaration of Covenants, Conditions, and Restrictions, for 6515 Premier Drive Homes, of record in Instrument No. 20220114-0005722, 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 the same property conveyed to City Limits Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Z1, LLC, a Tennessee Limited Liability Company, and B and F Projects, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231016-0080630 Register's Office for Davidson County, Tennessee, dated September 25, 2023 and recorded on October 16, 2023.

Subject to all matters of record affecting the premises

This deed was prepared based on information provided by the parties and without the benefit of a title search.

This improved property is commonly known as: 6515B Premier Dr., Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of January, 2024.

CITY LIMITS CONSTRUCTION, LLC

BY: _____
KEVIN MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of City Limits Construction, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal on this 18th day of January, 2024.

Commission expires: 04/23/2025

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 18th day of January, 2024.

Commission expires:

_____
Notary Public