Karen Johnson Davidson County
Batch # 1102183 DEEDQC
02/20/2024 08:42:02 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011084

This Instrument prepared by and after recording return to:

Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, TN 37219

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
SDF Services, LLC 2032 Creekland View Blvd, Nashville, Tennessee 37207	105160C04800CO	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Grantee (defined below), Benjamin Knight Lancaster, a Tennessee resident (the "Grantor"), hereby quitclaims and conveys unto SDF Services, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to the property in Davidson County, Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414107, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No., 20160524-0051837 and Assignment of Declarant's Rights as of record In Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, **Conditions,** Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a **Condominium** Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Benjamin K. Lancaster, a Tennessee resident by Quitclaim Deed dated January 8, 2020 in the amount of $170,000, from John R. Lancaster, a Tennessee resident, and Benjamin K. Lancaster, a Tennessee resident, of record in Instrument No. 20200108-0002898.

Being the same property conveyed to John R. Lancaster and Benjamin K. Lancaster by deed from Park at Melrose Heights II, LLC, of record in Instrument No. 20161128-0124304, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Wherever used, the singular number shall include the plural and the plural the singular.

EFFECTIVE this 16TH day of FEBRUARY 2024.

[Signature pages follow]

[Signature pages to Quitclaim Deed]

GRANTOR:

Benjamin K. Lancaster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin Knight Lancaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of February, 2024.

Notary Public

My Commission Expires: 10/12/2027

SHEA F. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
This 16th day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 10/12/2027

SHEILA F. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY