Karen Johnson Davidson County
Batch# 1102565 DEEDQC
02/20/2024 03:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011654

This Instrument Was Prepared By:
J. Chandler Waits
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE )
COUNTY OF Williamson )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Jeffrey Chandler Waits, Affiant

Subscribed and sworn to before me this 14th day of February, 2024.

Notary Public
My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Margin, LLC<br>1205 Luckett Rd.<br>Nashville, TN 37221 | Same | 105-11-3E-002.00 CO |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jeffrey Chandler Waits and Nisha Waits**, husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **Margin, LLC**, a Tennessee limited liability company, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 14th day of February, 2024.

Jeffrey Chandler Waits

Nisha Waits

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Jeffrey Chandler Waits and Nisha Waits, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of February, 2024.

Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

## EXHIBIT A

Land in Davidson County, Tennessee, being Unit B of Homes at 523 Wedgewood Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 523 Wedgewood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180523-0049201, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 523 Wedgewood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180523-0049201, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby 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 Jeffrey Chandler Waits and Nisha Waits, husband and wife, by deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20190506-0042107, dated May 3, 2019, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 523 B Wedgewood Avenue, Nashville, TN 37203.

This legal description is the same as from the previous deed of record.

**Tennessee Certification of Electronic Document**

I, J. Chandler Waits, 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 February 14, 2024 (date of document).

Affiant Signature

2/20/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

