Karen Johnson Davidson County
Batch # 1115313 DEEDQC
03/27/2024 08:19:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240327-0021121

THIS INSTRUMENT PREPARED BY
AND RETURN FILED COPY TO:
Ted A. Burkhalter, Jr.
1500 West Broadway Avenue
Maryville, Tennessee 37801
(865) 984-4080

ANDREW H. DALE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 5, 2025
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1.

Albert Jackson Dale, IV
Affiant

Subscribed and sworn to before me, this 25 day of March, 2024, at Nashville Tennessee.

Andrew H. Dale
Notary Public
My commission expires 5/5/25

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
LYNNBROOK PARTNERS, LLC 707 Lynnbrook Road Nashville, TN 37215	LYNNBROOK PARTNERS, LLC 707 Lynnbrook Road Nashville, TN 37215	104-08-0V-004.00 CO

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged, **Albert Jackson Dale, IV**, and **Tiffany Gaston Dale**, husband and wife, (hereinafter referred to as "Grantors"), by these presents does hereby quitclaim and convey unto LYNNBROOK PARTNERS, LLC, a Tennessee Limited Liability Company, (hereinafter referred to as "Grantee"), heirs, executors, administrators and assigns, all rights and interests that he or she might have in all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4 on the plan of 1501 16th Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1501 16th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20221118-0122685, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20221118-0122685, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 87, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20220628-0074601, said Register's Office.

Being the same property conveyed to **Albert Jackson Dale, IV**, and **Tiffany Gaston Dale**, husband and wife, by deed from **1501 16th Ave South, LLC**, a Tennessee Limited Liability

Company, of record in Instrument No. 20240130-0006402, dated January 26, 2024, said Register's Office.

This is improved property located at 1501 16th Avenue South, Unit 4 Nashville TN 37212

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED PREPARED FROM PREVIOUS DEED OF RECORD.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25 day of March, 2024.

Albert Jackson Dale, IV

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, **Albert Jackson Dale, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of March, 2024.

Notary Public
My Commission Expires: 5/5/25

ANDREW H. DALE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 5, 2025
DAVIDSON COUNTY

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Tiffany Gaston Dale

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantor, **Tiffany Gaston Dale**. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of March, 2024.

Notary Public
My Commission Expires: 5/5/25

ANDREW H. DALE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 5, 2025
DAVIDSON COUNTY