Karen Johnson Davidson County
Batch# 1121038 DEEDQC
04/09/2024 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240409-0025251

QUITCLAIM DEED

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/3/2027

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
8A Fern Ave LLC	**NEW OWNER**	**071140G00100CO**
5115 Maryland Way, Suite 313 **Brentwood, Tennessee 37027**	——— ———	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of April, 2024, the undersigned, **FAULKNER HOLDINGS GROUP, LLC**, a Tennessee Limited Liability Company, (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **8A FERN AVE, LLC**, a Limited Liability Company duly organized and existing pursuant to the laws of the state of Tennessee (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **8A FERN AVENUE, NASHVILLE, TENNESSEE 37207**, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 8A, Homes at 8 Fern Avenue, Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20161014-0108959, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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Being the same property conveyed to Faulkner Holdings, LLC,[1] by Warranty Deed dated December 20, 2017, from Regal Homes Co., a Tennessee Corporation, and recorded on December 21, 2017, as Instrument No. 20171221-0130235, as amended by Scrivener's Affidavit dated April 8, 2024, and recorded on April 8, 2024, as Instrument Number 20240408-0024932 in Davidson County Register of Deeds's Office.

This improved property more commonly known as 8A Fern Avenue, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

[1] Davidson County Register of Deeds Instrument Number 20171221-0130235 contained a scrivener error wherein it listed the "Grantee" as *Faulkner Holdings, LLC,* rather than *Faulkner Holdings Group LLC.* This scrivener error was corrected by the Scrivener's Affidavit recorded as Davidson County Register of Deeds Instrument Number 20240408-0024932.

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IN WITNESS WHEREOF, this instrument has been executed this 8th day of April, 2024.

GRANTOR: FAULKNER HOLDINGS GROUP, LLC

SIGNER: Tyler Faulkner
TITLE: Manager of Faulkner Holdings Group, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Tyler Faulkner, the Manager of Faulkner Holdings Group, LLC**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 8th day of April, 2024.

Notary Public

My Commission Expires

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **April 8, 2024**.

Affiant Signature

4/9/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **9th** day of **April**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).