Karen Johnson Davidson County
Batch# 1136010 DEEDQC
05/16/2024 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240516-0036361

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20211748R

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 9 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 5/18/24

NEW OWNER:

Peggy Atwood and Brian Atwood
1417 Knox Valley Dr.
Brentwood,TN 37027

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

104-08-0G-008-00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Yellow Remy, LLC, a Tennessee limited liability company and Brian Atwood and Peggy Atwood, a married couple (hereinafter referred to as "Grantor"), does convey all of their undivided right, title and interest to the hereinafter described property to Brian Atwood and Peggy Atwood, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-4 of Arlington Court, Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Arlington Court, Condominium of record in Book 6806, Page 22, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Brian Atwood and Peggy Atwood, husband and wife, by Warranty Deed from Gabriela Hidalgo-Gato, Single woman of record in Instrument No. 20211122-0154690 Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 22, 2021.

Being the same property conveyed to Yellow Remy, LLC, Brian and Peggy Atwood by Quit Claim Deed from Brian Atwood and Peggy Atwood, a married couple, of record in Instrument number 20221011-0111507, Register's Office for Davidson County, Tennessee.

Being also known as 1711 18th Avenue South B-4 Nashville, Tennessee 37212.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 9 day of MAY, 2024.

GRANTOR:
Yellow Remy, LLC, a Tennessee limited liability company
BY: Green 33, LLC a Wyoming limited liability company
ITS: Sole Member

Brian Atwood, Member

Peggy Atwood, Member

Brian Atwood, Individually

Peggy Atwood, Individually

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Atwood and Peggy Atwood all the members of Green 33, LLC, a Wyoming limited liability company, sole member of Yellow Remy, LLC, a Tennessee limited liability company with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9 day of MAY, 2024.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/18/24

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Atwood and Peggy Atwood with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 9 day of MAY, 2024.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/18/24

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 May 9, 2024.

Date

Affiant Signature

9/9/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of May, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY