BOX #14

G#37306-2

QUITCLAIM DEED

Karen Johnson
Batch # 1144554
06/07/2024 11:04:23 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240607-0042793

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2024.

Notary Public

My commission expires: Nov. 2, 2026

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabe Feltner Construction, LLC	**"New Owner"**	**072 09 3 Q 002 00 CO**
4201 Lealand Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

McKiss, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Gabe Feltner Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 905B on the Plan of Homes at 905 Spain Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 905 Spain Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220705-0077448, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 905 Spain Avenue, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20220705-0077448, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company, by Warranty Deed dated September 15, 2021, from Kristil Lyle, a widow, unmarried, of record in Instrument No. 20210916-0124385, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property, known as: **905 B Spain Avenue, Nashville, TN 37216**.

Witness my/our hand(s) this 6th day of June, 2024.

McKiss, LLC, a Tennessee limited liability company

By: _____
Julie Johnson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Julie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of McKiss, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2024.

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Nov. 2, 2026