This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1159080 DEEDQC
07/17/2024 10:30:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240717-0053761

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Noonan Group Partners, LLC PO Box 121986 Nashville, TN 37212	New Owner	105014D00100CO 105014D00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **NOONAN GROUP PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** their successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Located in Davidson County, Tennessee, being known and designated as Unit Nos. A & B of HOMES AT 1006 SOUTHSIDE AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing in Instrument No. 20240501-0031704, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING a the same property conveyed to FATHERLAND GP, a Tennessee General Partnership, by Warranty Deed from FREDERICK DOWELL, unmarried, SHERRY DOWELL, unmarried, SONYA DOWELL, unmarried, and SHERRONYA DYCUS, unmarried, of record in Instrument No. 20231206-0094236, in the Register's Office for Davidson County, Tennessee, dated December 5, 2023, and recorded on December 6, 2023.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 1006 A & B Southside Avenue, Nashville, TN 37203

Witness my hand this 16 day of July, 2024

FATHERLAND GP

A TENNESSEE GENERAL PARTNERSHIP

BY: KE QIN, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the General Partner of Fatherland, GP, a Tennessee General partnership, the within named bargainor, a Tennessee General Partnership, and that he as General Partner, executed the foregoing instrument for the purpose therein contained by personally signing the name of the Partnership as General Partner.

Witness my hand and seal this 16th day of July, 2024.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16 day of July, 2024.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025