This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: Formerly 1-16851-AP

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2024.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1161413 DEEDQC
07/24/2024 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0056067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
AEC Legacy LLC 6 Cadillac Drive, Suite 300 Brentwood, TN 37027	New Owner	081072U00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Ban Kader, married** ("Grantor") do hereby quitclaim and convey unto **AEC Legacy LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements of Homes at 2016 Owen Street, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 2016 Owen Street, a horizontal property regime with private elements, of record in Instrument No. 20190328-0028099; as amended in Instrument No. 20210324-0039043, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2016 Owen Street, provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, the plat of record in Book 57, page 26, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ban Kader, married, by Quitclaim Deed from Benjamin Cunningham, dated June 16, 2022, recorded June 23, 2022, of record in Instrument No. 20220623-0071736, said Register's Office.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is improved property located at: **2016 B Owen Street, Nashville, TN 37208**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2024.

GRANTOR:

Ban Kader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ban Kader, the within named bargainor, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERREIRA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/12/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

