Karen Johnson
Batch # 1190605
10/04/2024 04:00:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241004-0077422

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY

Mikelle Properties, LLC
Michael E. Florence
3510 S Briarwood Ct.
St. George, UT 84790

Address New Owner As Follows Name Mikelle Properties, LLC	Send Tax Bills To: Mikelle Properties, LLC	Map/Parcel Number 071 05 0G 002.00
Address 3510 S Briarwood Ct	Address 3510 S Briarwood Ct	
City State Zip St. George, UT 84790	City State Zip St. George, UT 84790	

Florence Holdings, LLC, of St. George, Washington County, State of Utah, GRANTORS, now quit claim all rights, title, and interest in the property to Mikelle Properties, LLC, GRANTEE, for no consideration, the following described property situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the Declaration of Covenants, Conditions, and Restrictions for Word 18 at North Pointe of record in Instrument 20220720-0083026 as amended in Instrument 20240503-0032682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is now made for a complete description of the property.

Being the same property conveyed to Florence Holdings, LLC by Warranty deed from WE DEVELOP, LLC, of record in Instrument No 20240815-0062458 Register's Office for Davidson County, Tennessee, dated 8/13/2024 and recorded on 8/15/2024. (The value of consideration shown in the deed, as mentioned above, is $750,000.00.) Being also known as 496 W. Trinity Lane #2, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is
$ _____
_____ Affiant
Subscribed and sworn before me this the
4 Day of Oct, 20 24
_____, Deputy Register

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Word 18 North Pointe of record in Instrument Number 20220720-0083026 as amended in Instrument 20240503-0032682, Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 202200207-0013905, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Instrument Number 20220322-0032937, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20220125-0009131, 202300223-0012777, and 20230223-0012778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is an improved property known as 496 W. Trinity Lane #2 Nashville Tennessee 37207.

WITNESS the hand of said Grantors this 19TH day of SEPTEMBER 9/19/2024, at St. George, Utah.

Florence Holdings, LLC, by Michael E. Florence,
Managing Member, Grantor

STATE OF UTAH)
:ss.
County of Washington)

On the 19 day of September, 9/19/2024, personally appeared before me Florence Holdings, LLC, by Michael E. Florence, Managing Member, signer of the within instrument, who duly acknowledged to me and executed the same.

NOTARY PUBLIC

GAVIN WILSON
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 735940
COMM. EXP. 03-06-2028