Karen Johnson Davidson County
Batch# 1205657 DEEDQC
11/15/2024 02:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089268

his Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

Address New Owners:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
1207B Brick Church LLC **Attn: John Krownapple** 10532 Chesham Way Woodstock, MD 21163	**Same As New Owner**	**071-14-2I002-00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **John Joseph Krownapple and Erin Ann Krownapple, husband and wife,** does hereby quitclaim and by these presents does transfer and convey all of their right, title and interest unto **1207B Brick Church LLC, a Tennessee limited liability company,** in and to the following tract of land in **Davidson County, Tennessee,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 1207 Brick Church Pike, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20210122-0009466, amended and restated in Instrument No. 20230721-0056183 and corrected by Scrivener's Affidavit of record in Instrument No. 20230727-0057906, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, and By-laws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to John Joseph Krownapple and Erin Ann Krownapple, husband and wife, by Warranty Deed from D&M Development, LLC, a North Dakota Limited Liability Company, filed for record on November 6, 2024 as Instrument No. 20241106-0086234, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1207B Brick Church Pike, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14 day of November 2024.

John Joseph Krownapple

Erin Ann Krownapple

STATE OF MARYLAND)
COUNTY OF HOWARD)

Personally appeared before me, the undersigned, of said state and county, **John Joseph Krownapple and Erin Ann Krownapplethe** within-named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 14th **day of November 2024.**

NOTARY PUBLIC
My Commission Expires: 3-18-2026

REENA KAPOOR
NOTARY PUBLIC
HOWARD COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 18, 2026

STATE OF MARYLAND)
COUNTY OF HOWARD)

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 15th **day of November 2024.**

NOTARY PUBLIC
My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 14th day of November, 2024

.

Robert L. Scruggs, Affiant 11/15/2024
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 15th day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025