THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
DASS Nashville Properties LLC
9390 Ponderosa Trail,
Gainesville, GA, 30506

Send Tax Bill to:
New Owner

Map/Parcel Number
051-15-0 012.00

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 2 day of January, 2025.

Notary Public

My Commission Expires:
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DIANE MICHAELS AND SCOTT MICHAELS, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **DASS NASHVILLE PROPERTIES LLC, A GEORGIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as **1037 Fairwin Ave, Nashville, TN 37214**

Karen Johnson Davidson County
Batch# 1224097 DEEDQC
01/07/2025 10:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250107-0001253

DWH

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of January, 2025.

DIANE MICHAELS

SCOTT MICHAELS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Michaels and Scott Michaels, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20160826-0089504, as amended in Instrument No. 20180129-0009155, in the Register's Office of Davidson County, Tennessee, with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument Number 20250106-0000844, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1/2/2025.

Affiant Signature

1/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY