DO NOT PUBLISH

Instrument Prepared by and Mail to:
Keith E. McKissock, Attorney
2020 Delaware Drive
Nolensville, TN 37135

Karen Johnson Davidson County
Batch # 1237956 DEEDQC
02/18/2025 09 18 43 AM 3 pgs
Fees $17 00 Taxes $0 00
20250218-0011640

ADDRESS NEW OWNER:
Andrews Rental Properties, LLC
1099 Sunset Road
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Map/ Parcel Numbers
105-11-1O-026.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrews Farms, LLC, a Nebraska limited liability company, (herein "Grantor") has this day bargained and sold and does by these presents sell, transfer and convey unto:

Andrews Rental Properties, LLC, a Tennessee limited liability company, (herein "Grantee"), its successors and assigns, all its right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 26, on the Plan of Southgate Commons Condominiums, a Condominium Development, established by Declaration of Covenants, Conditions and Restrictions for Southgate Commons Condominiums, a Condominium Development, of record in Instrument No. 20200424-0043303, as amended in Instrument No. 20200427-0043800, in Instrument No. 20200513-0049627, in Instrument No. 20230404-0024550, in Instrument No. 20230406-0025100, and in Instrument No. 20231214-0096695, and corrected in Instrument No. 20231214-0096692, in the Register's Office for Davidson, Tennessee.

Being the same property conveyed to Andrews Farms, LLC, a Nebraska limited liability company, by Warranty Deed from Southgate Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20231227-0099332, Register's Office for Davidson County, Tennessee, dated December 22, 2023, and recorded on December 27, 2023.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee.
- The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for the Master Regime of Southgate Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200424-0043303, as amended in Instrument 20230404-0024550, Register's Office for Davidson County, Tennessee.
- The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing Southgate Commons Condominiums, a Condominium Development of record in Instrument No. 20200427-0043800, amended in Instrument No. 29200513-0049627 and Instrument No. 20230406-0025100, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180808-0078102, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180822-0083391, Instrument No. 20180822-0083393, Instrument No. 20180822-0083395, Instrument No. 20180822-0083396, Instrument No. 20180822-0083398, Instrument No. 20190327-0027589 and Instrument No. 20220616-0069134, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of Said Government of record in Instrument Number 20200720-0079311, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Access of record in Instrument Number 20201103-0128431, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

This improved property is known as: 542 Southgate Ave Unit 204, Nashville, Tennessee 37203.

The legal description is the same as the previous instrument of record.

Grantor, is the sole member of both LLC's, and as such is the same person, and therefore this is an tax-exempt transfer.

IN WITNESS WHEREOF, Jon D. Andrews, II, President, who is authorized to execute this conveyance, has hereunto set his signature this 24th day of February, 2024.

Andrews Farms, LLC

By: _____
Jon D. Andrews, II, President

State of Tennessee)
County of Williamson)

On this the 24th day of February, 2024, before me, a Notary Public, personally appeared Jon D. Andrews, II, President of Andrews Farms, LLC, a Nebraska limited liability company, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person as such officer and with full authority, executed the same for and as the act of said limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 18, 2028

My commission expires: 03/18/28

State of Tennessee)
County of Williamson)

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

_____
AFFIANT

Subscribed and sworn to before me this 24th day of February, 2024.

_____
Notary Public

KEITH E. McKISSOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires:
03/16/2025