Karen Johnson Davidson County
Batch # 1239647 DEEDQC
02/21/2025 01 35 05 PM 2 pgs
Fees $12 00 Taxes $0 00
20250221-0013054

BOX 10-A

This Instrument Prepared By:
D Dylan Potter, Attorney
4301 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL:
Welsh Investment Partners, GP 707 Welsh Lane Franklin, TN 37064	New Owner	083040H00100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **SM Development, GP, as to its undivided 50% interest** does hereby quitclaim and by these presents do transfer and convey all of its right, title and interest unto **Welsh Investment Partners, GP** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes at 1226 & 1228 Preston Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1226 & 1228 Preston Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20241204-0094054, 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 1226 & 1228 Preston Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20241204-0094054, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to SM Development, GP as to a 50% undivided interest and Welsh Investment Partners, GP as to a 50% undivided interest by Warranty Deed from Rhonda Abele, unmarried of record in Instrument No. 20240823-0064881 Register's Office for Davidson County, Tennessee.

Being also known as 1226 Preston Drive, Nashville, TN 37206

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Witness my hand this 19th day of February 2025

SM DEVELOPMENT, GP

SHAWN MEEHAN, GENERAL PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Shawn Meehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an General Partner of SM Development, GP, and that he as such General Partner of SM Development, GP, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by himself as General Partner of SM Development, GP.

Witness my hand and official seal this 19th day of February, 2025

Commission expires

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2025.

Notary Public

Commission expires.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025