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

Karen Johnson Davidson County
Batch # 1241714 DEEDQC
02/27/2025 08 28 47 AM 3 pgs
Fees $17 00 Taxes $0 00

20250227-0014418

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

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
114-04-0A-066.00 CO

QUITCLAIM 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 "Grantors") do hereby quitclaim, convey, remise and release unto:

Andrews Rental Properties, LLC, a Tennessee limited liability company, (herein "Grantee"), its successors and assigns, all their 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 217 of 730 BOULEVARD WEST, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 BOULEVARD WEST, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20180806-0076818 and Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566; Instrument No. 20190516-0046335; Instrument No. 20210723-0099278 and Instrument No. 20231005-0078441, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrews Farms, LLC, a Nebraska limited liability company, by Warranty Deed from VT Enterprises, a Tennessee limited liability company, of record in Instrument No. 20241218-0098204, in the Register's Office of Davidson County, Tennessee, dated December 17, 2024, and recorded on December 18, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180806-0076818 and Instrument No. 20180806-0076995, as amended in Instrument Nos. 20190306-0020566; 20190516-0046335; 20210723-0099278 and 20231005-0078441.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 787, Page 3 and Book 2041, Page 96.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20110418-0029762.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210713-0094171.

Easement for Water Supply, recorded in Book 1246, Page 687.

Easement for Public Utilities, recorded in Instrument No. 20030410-0048070.

Easement for Cross Access, recorded in Instrument No. 20221215-0129974.

Being also known as 730 Old Hickory Boulevard #217, Nashville, TN 37209.

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. This is a Quitclaim Deed and is therefore a tax-exempt transfer.

IN WITNESS WHEREOF, I, Jon D. Andrews, II, President, have hereunto set my signature this 3rd day of February, 2025.

Andrews Farms, LLC

By: _____
Jon D. Andrews, II, President

State of Tennessee)
County of Williamson)

On this the 3rd day of February, 2025, 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 persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

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

Notary Public

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

My commission expires: 03/16/2025

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 3rd day of February, 2025.

Notary Public

My commission expires: 03/16/2025

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