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

Karen Johnson Davidson County
Batch # 1242370 DEEDQC
03/03/2025 09 18 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20250303-0015386

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

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
105-11-2D-005.00-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 Unit No. 5 of Southgate Station, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions for Southgate Station, a Horizontal Property Regime With Private Elements of record in Instrument Number 20170726-0075875, as amended in Instrument No 20171130-0122369, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "C" on said Amendment to said Declaration, together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Andrews Farms, LLC, a Nebraska limited liability company, by Warranty Deed from Laurel Ann Macdonald, unmarried, of record in Instrument No. 20241219-0098866 Register's Office for Davidson County, Tennessee, dated December 13, 2024, and recorded on December 19, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Being also known as 1614 Marshall Hollow Drive, Nashville, TN 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. 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

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

My commission expires: 3/16/2025