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

Karen Johnson Davidson County
Batch # 1245641 DEEDQC
03/11/2025 08 35 28 AM 3 pgs
Fees $17 00 Taxes $0 00
20250311-0018135

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

SEND TAX BILL TO:
Owner

Map – Parcel Numbers
105-11-1O-049.00-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:

Land in Davidson County, Tennessee, being Unit No 49 on the Plan of Southgate Commons, a Condominium development, as attached as Exhibit D to the Declaration of Covenants, conditions, and Restrictions of Southgate Commons Condominiums, a Condominium development, of record in Instrument# 20200427-0043800, as amended in Instrument# 20200513-0049627, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

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 20241231-0101226, Register's Office for Davidson County, Tennessee, dated December 27, 2024, and recorded on December 31, 2024.

This conveyance is subject to:
- Taxes for the year 2025;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 70, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200424-0043303, Instrument No, 20200427-0043795, Instrument No 20200427-0043800 and Affidavit record in Instrument No 20231214-0096692 and amended in Instrument No 20200513-0049627, Instrument No 20230404-0024550 and Instrument No 20230406-0025100 and

Amendment Instrument No 20231214-0096695, 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 and Instrument No 20190327-0027589, 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 and Scriveners Affidavit record in Instrument No. 20240105-0001149, in the Register's Office for Davidson County, Tennessee;
• Subject to those matters according to a survey by James G. Terry, dated March 6, 2018 as revised October 22, 2019;
• Any and all existing easements and restrictions as shown of record not stated herein.

Being also known as 542 Southgate Avenue, Unit 228, 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. 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

My commission expires: 03/16/2025

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

State of Tennessee)
County of Williamson)

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

Rhonda L McKissock
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