Karen Johnson Davidson County
Batch # 1263311 DEEDQC
04/23/2025 09 01 22 AM 3 pgs
Fees $17 00 Taxes $0 00
20250423-0031010

This Instrument prepared by:
Trace Brooks Law LLC
1275 Peachtree Street
Suite 525
Atlanta, Georgia 30309

QUITCLAIM DEED

KNOW BY THESE PRESENTS, that **Rachel Manthey now known as Rachel Foster** on this the 1st day of April, 2025, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto **209 Bellmore Avenue, LLC** all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of The Bellmore Townhomes. a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150129-0008726, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Manthey by Warranty deed from Skylight Land, L.P., of record in Instrument No. 2019059-0043714 Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 9, 2019.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 14, 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 20150211-0008726, Register's Office for Davidson County, Tennessee.

• Charter of record in Instrument Number 20150211-0012671, in the Register's Office for Davidson County, Tennessee.

• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20141120-0106910, in the Register's Office for Davidson County, Tennessee.

• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **209 Bellmore Avenue, Nashville, Tennessee 37209**

IN TESTIMONY WHEREOF I set my hand this 1st day of April 2025..

Rachel Foster

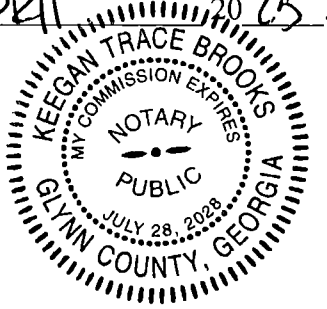
Rachel Manthey now known as Rachel Foster

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Rachel Manthey (now known as Rachel Foster) Who proved to me based on satisfactory evidence, and who acknowledged to be person within named and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 1st day of April 2025..

Notary Public
My commission expires: July 28, 2028



I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Rachel Foster

Rachel Manthey now known as Rachel Foster
Affiant

Subscribed and sworn before me this 1st day of April 2025..

Notary Public
My commission expires: July 28 2028



The following information is not a part of this Deed:

Property Address: 209 Bellmore Avenue
Nashville, Tennessee 37209

Owner's Name and Address 209 Bellmore Avenue, LLC
1111 Agnes Rd Ste 200
Knoxville, TN 37919

Parcel Number 103 02 0J 002.00

Mail Tax Bills to: 209 Bellmore Avenue, LLC
3316 S Cobb Dr SE, Ste A
Smyrna, GA 30080