Prepared by:
Grills Legal
547 North Mt. Juliet Road, Ste. 100
Mt. Juliet, TN 37122
VOL-25-4479

Karen Johnson Davidson County
Batch# 1320197 DEEDQC
09/09/2025 10:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250909-0071950

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 9 day of September, 2022.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Simmons 3506 Amanda Ave Nashville, TN 37215	New Owner	117-11-0T-001.00-CO

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **10 Squared LLC**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **John Simmons**, hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161101-0115331, 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 3506 Amanda Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20161101-0115331, 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 the same property conveyed to 10 Squared, LLC, a Tennessee limited liability company by Warranty Deed from Stephen Church, Trustee of the SGCO Revocable Living Trust U/A/D July 21, 2014 of record in Instrument No. 20180831-0086523 Register's Office for Davidson County, Tennessee, dated August 29, 2018 and recorded on August 31, 2018.

This property is improved property known as 3506 Amanda Ave, Nashville, TN 37215.

Witness my hand this 8th day of September, 2022.

10 Squared LLC

John Simmons

John Simmons, Sole Member

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

STATE OF Virginia
COUNTY OF City of Alexandria

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John Simmons** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **sole member** of **10 Squared LLC** respectively, and that he is authorized by **10 Squared LLC** to execute this instrument on its behalf as such **Sole Member**, respectively.

Witness my hand and official seal this 8th day of September, 2022.

Mohamud Aden 7898118

Electronic Notary Public

Notary Public at Large
My commission expires: 03/31/2026

Notarized remotely online using communication technology via Proof.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/8/25.

Affiant Signature – Joshua A. Terry

9/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27