# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160113627 DEEDQC
Recvd: 12/27/16 13:07 2 pgs
Fees:12.00 Taxes:0.00
20161227-0135600

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Dec, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-2018
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY CHERYL W MARTIN

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jack Piratas Partnership** (NAME) | **Same** (NAME) | **104-06-0A-013.00-CO** |
| **4535 Harding Road, Suite #309** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE MARIE STARR AND HUSBAND, MARC STARR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **JACK PIRATAS PARTNERSHIP, A GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS, HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 301, CONTINENTAL CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 399, 400 AND 401, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5862, PAGE 589, AMENDED IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549 AND BOOK 7475, PAGE 137, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.**

**BEING THE SAME PROPERTY CONVEYED TO ANNE MARIE STARR AND HUSBAND, MARC STARR, BY WARRANTY DEED FROM IRA INNOVATIONS LLC FBO JAMES VANDEGRIFT IRA, AS TO 90% UNDIVIDED INTEREST AND IRA INNOVATIONS LLC FBO PAUL BONNER IRA, AS TO 10% UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NUMBER 20160525-0052482, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED MAY 20, 2016.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
**( ) unimproved**
**( X ) improved**

property known as **3415 West End Avenue #301 , Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 22 day of December, 2016.

**Anne Marie Starr**

**Marc Starr**

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anne Marie Starr**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of December, 2016.

Notary Public

My Commission Expires: 11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marc Starr**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of December 2016.

Notary Public

My Commission Expires: 11-5-2018

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**