THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
DEEDQC
Batch# 96060 2 pgs
05/23/2018 02:05:25 PM
Fees: $12.00 Taxes: $0.00
20180523-0049517

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JACK PIRATAS PARTNERSHIP, A GENERAL PARTNERSHIP 4535 Harding Pike #309 Nashville, TN 37205	Same as Owner	104 06 0A 097.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **JACK PIRATAS, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, does hereby Quitclaim and convey unto **JACK PIRATAS PARTNERSHIP, A GENERAL PARTNERSHIP**, hereinafter called the Grantee, its successors and assigns, all of the Grantor's right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. **909D** of Continental Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Continental Condominium, recorded in Plat book 5200, pages 388 through 401, said Register's Office, and described in a Master Deed recorded in Book 5862, page 589, as amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Continental Condominium, contained in the Master Deed recorded in Book 5862, page 589 as amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, and by-Laws appended thereto, Register's Office for Davidson County, TN are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jack Piratas, LLC, a Tennessee limited liability company, by Warranty Deed from Keelan W. Donovan, a single and Martin J. Donovan, a married person, of record on July 20, 2016, at Instrument No. 20160720-0074770, Davidson County Register of Deeds.

Witness the hand of the Grantor's duly empowered and authorized representative, this the 14th **day of** May, **2018:**

JACK PIRATAS, LLC, a Tennessee Limited Liability Company

By: x _____

Name: Jacob May

Title: Partner

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jacob May (Print Name of person signing for Grantor), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the Partner (Printed Title of person signing for Grantor) of **JACK PIRATAS, LLC, a Tennessee Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **JACK PIRATAS, LLC, a Tennessee Limited Liability Company**, for the purposes therein contained.

Witness my hand and official seal on this the 14th day of May, **2018**:

_____
NOTARY PUBLIC

My Commission Expires: 11.5.2018

CHEATHAM COUNTY — STATE OF TENNESSEE NOTARY PUBLIC — CHERYL W MARTIN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF May, **2018**:

_____
Notary Public

My Commission Expires: 11.5.2018

CHEATHAM COUNTY — STATE OF TENNESSEE NOTARY PUBLIC — CHERYL W MARTIN