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
20180523-0049520

[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,<br>A GENERAL PARTNERSHIP<br>4535 Harding Pike #309<br>Nashville, TN 37205 | Same as Owner | 104 06 0A 129.00 |

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 Condominium Apartment in Davidson County, Tennessee, being Unit No. **1112** of Continental Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200 Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jack Piratas, LLC, a Tennessee limited liability company, by Warranty Deed from Steve Edwards Harder, unmarried, of record on May 24, 2016, at Instrument No. 20160524-0052213, 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

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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

CHERYL W MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY