THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Y Johnson Davidson County
Batch# 171666 DEEDQC
12/07/2018 03:45:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20181207-0119702

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Duke Street Limited Partnership 2305 Cruzen Street Nashville, TN 37211	New Owner	071070F00100CO 071070F00200CO 071070F00300CO 071070F00400CO 071070F00500CO 071070F00600CO 071070F00700CO 071070F00800CO 071070F00900CO 071070F90000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996** , by these presents does hereby quitclaim and convey unto **Duke Street Limited Partnership, a Tennessee Limited Partnership,** its heirs, successors and assigns, all his/her/their/its right, title and interest in and to the following described tract of land.

Land situated in Davidson County, Tennessee, being Units 1 through 9 and Common Areas, as established in Declaration of Covenants, Conditions and Restrictions for 105-107 Duke Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180726-0073165, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paschal Carl Allen and wife, Louise Allen by Warranty deed from Clifton Edward Riat and wife, Mary Lampley Riat of record in Book 3815, page 163, Register's Office for Davidson County, Tennessee, dated September 24, 1964 and recorded on September 24, 1964.

Louise Minton Allen died August 25, 1994 having been predeceased by her husband, Paschal Carl Allen. She left the property to Frank Allen in Will Book193, Page 310 probated in Docket No. #93241 in the Probate Court for Davidson County, as also set forth in Affidavit of Inheritance of Real Estate of record at Book 9563, page 508.

Frank Allen Sr. died November 8, 2012, leaving heirs Frank Arnold Allen, Jr. and Lee Gordon Allen per Affidavit of Heirship of record at Instrument No. 20140224-0015770.

Being the same property conveyed to Frank A. Allen Et Ux, Bertha M. Allen by Warranty deed from Curtis R. Detharidge Et Ux, Prasetyawati Detharidge of record in Book 7450, page 941, Register's Office for Davidson County, Tennessee, dated January 8, 1988 and recorded on January 19, 1988.

Bertha M. Allen died August 26, 2010 leaving husband Frank A. Allen, Sr. Frank Arnold Allen, Sr. died November 8, 2012 leaving Frank Arnold Allen, Jr. and Lee Gordon Allen as his sole heirs at law per Affidavit of Heirship recorded at Instrument No. 20140224-0015770.

Being the same property conveyed to Frank A. Allen, Jr. and wife, Junifer Marie Allen by Quitclaim deed from Lee Gordon Allen and wife, Denise Allen of record in Instrument No. 20170727-0075923 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on July 27, 2017.

Being the same property conveyed to Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996, as amended by Warranty deed from Frank A. Allen Jr. and wife, Junifer Marie Allen of record in Instrument No. 20171205-0123709 and 20171205-0123710 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 5, 2017.

Being also known as 105 Duke St. #1-9 Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
5th day of December, 2018.

Affiant

My commission expires:
(Affix Seal)

5-2-22

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of December, 2018.

The Geringer Family Trust u/a/d June 26, 1996

Steven I. Geringer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven I. Geringer, Trustee of the Geringer Family Trust u/a/d June 26, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 5th day of December, 2018.

AARON ROBERT KAHLBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: May 2, 2022