THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File: 181218724**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. MADesjarlais Affiant Subscribed and sworn to before me, this 18th day of January, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 190647 DEEDQC
02/01/2019 09:20:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190201-0009692

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

QUITCLAIM DEED

Address New Owner: Elliston Estates Owner's Association 1103 & 1105 Elliston St Nashville, TN 37138	Send Tax Bills To: New Owner	Tax Information: Part of: 044-15-0A-001.00-CO Part of: 044 15 0A 002.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Prosperitas Partners, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **the Elliston Estates Owner's Association**, its heirs and assigns all of its rights, title and interest in property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Common Elements as defined on the Plan of Elliston Estates as shown on Exhibit "B" of Declaration of Protective Covenants, Conditions and Restrictions for Elliston Estates (A Horizontal Property Regime with Private Elements) of record Instrument No. 20070419-0047065 as amended in Instrument No. 20190201-0009691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prosperitas Partners, LLC, a Tennessee Limited Liability Company by Declaration of Protective Covenants, Conditions and Restrictions for Elliston Estates (A Horizontal Property Regime with Private Elements) of record Instrument No. 20070419-0047065.

The purpose and intent of this Quitclaim Deed is to convey and transfer any and all interest that Grantor has in the Common Elements of Elliston Estates to the within named Grantee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of January, 2019.

Prosperitas Partners, LLC

BY: _____
Print Name: Matthew Engesath
Title: Member

State of TENNESSEE)
County of DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Matthew Engsath as Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Agent of Prosperitas Partners, LLC, the within named bargainor, a limited liability company, and as Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therin contained by signing the name of the company by himself as such Authorized Member.

WITNESS MY HAND and official seal at office in Brentwood, Tennessee on this the 18 of January, 2019.

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires 2-25-19