THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 190118857** Karen Johnson Davidson County Batch# 191956 DEEDQC 02/05/2019 10:36:54 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190205-0010916	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28th day of January, 2019. Notary Public My Commission Expires MY COMMISSION EXPIRES APRIL 10, 2022

QUITCLAIM DEED

Address New Owner: OPIE, LLC 526 Williamsburg Lane Memphis, TN 38117	Send Tax Bills To: New Owner	Tax Information: 093 06 0A 247.00 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, **Maurice Rush O'Keefe, Jr., married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **OPIE, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1611 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Maurice Rush O'Keefe, Jr., married, by Warranty Deed from Intuition Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190123-0006395 in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This is improved property known as 301 Demonbreun Street Unit 1611 Nashville TN 37201

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 29th day of January, 2019.

Maurice Rush O'Keefe, Jr.

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maurice Rush O'Keefe, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of January, 2019.

CHRISTINE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public

My Commission Expires: April 10, 2019

MY COMMISSION
EXPIRES APRIL 10, 2022