QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 204927 DEEDQC
03/12/2019 01:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190312-0022631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners, PLLC
2012 21st Avenue South,
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
THE 1865 CONDOMINIUMS, LLC	**NEW OWNER**	
(NAME) **84 Altentann**	(NAME)	P/O 092-7-424
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ALL OF WHICH IS HEREBY ACKNOWLEDGED, **COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **THE 1865 CONDOMINIUMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF GRANTOR'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2B as shown on the Final Plat of Resubdivision of 596 and 610 21st Avenue North, of record in Instrument NO. 20160914-0096846, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complet and accurate description.

Being the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Kimbro Equities I, a Tennessee general partnership, of record as Instrument No. 20160818-0086479, in the Register's Office for Davidson County, Tennessee. Said Special Warranty Deed further corrected by a Correction of Special Warranty Deed of Record as Instrument No. 20161021-0111567, in the Register's Office for Davidson County, Tennessee.

This instrument was prepared with information supplied by the Grantor. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **621 21st Avenue North, Nashville, TN 37203.**

Witness my hand this 11 day of MAR, 2019

COTTAGE PARTNERS, LLC

Richard Bacon
Member

STATE OF Tennessee
COUNTY OF Davidson

before me personally appeared Richard Bacon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Cottage Partners, LLC, the within named bargainor, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Cottage Partners, as Member.

Witness my hand and official seal, this the 11 day of MAR, 2019.

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY