Karen Johnson Davidson County
Batch# 208493 DEEDQC
03/21/2019 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190321-0025983

QUITCLAIM DEED

ALICE C SIMMONS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02SI6370132
Qualified in Kings County
My Commission Expires 01-29-2022

STATE OF ~~TENNESSEE~~ New York)
COUNTY OF ~~DAVIDSON~~ Kings)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is ~~$0.00~~.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2019.

Notary Public

My Commission Expires: 1-29-2022

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shville East 153, LLC 62 Beach St., 2ab New York, NY 10013	082-05-0X-002.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, CRAIG BALSAM ("Grantor") does hereby quitclaim and convey unto SHVILLE EAST 153, LLC ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit 1715B, Cottages of Salemtown II, as shown in Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160602-0055554; as amended in Amendment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II in Instrument No. 20180614-0056975 both 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 Craig Balsam by deed from Shville Salemtown, LLC of record in Instrument No. 20180620-0059664 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantee. 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 1715 B 3rd Avenue North, Nashville, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective January 1, 2019.

CRAIG ~~BALSAM~~

ALICE C SIMMONS
NOTARY PUBLIC-STATE OF NEW YORK
No. 02SI6370132
Qualified in Kings County
My Commission Expires 01-29-2022

STATE OF ~~TENNESSEE~~ New York)
)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG BALSAM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 1-29-2022

Certificate of Authenticity

I, Chris Raybeck, 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, the undersigned, a notary public for this county and state, Chris Raybeck, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J. Raymond
Notary's Signature

My Commission Expires: 7-5-21

Notary's Seal (If on paper)

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY