ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Catfish Properties, LLLP Attn: Ian D. Barclay 1718 Gaylord Street Denver, CO 80206	New Owner	Map/Parcel 071140E00500

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, Matthew Duchene, a married man, (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Catfish Properties, LLLP, a Colorado Limited Liability Limited Partnership, (hereinafter referred to as the "Grantee") his interest in the following described parcel of real estate located in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Unit No. 5, SKY AT FERN, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, as amended in Instrument No. 20180808-0078087, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Duchene, a married man, by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee Limited Liability Company, recorded November 21st, 2018, in instrument No. 20181121-0114852, Register's Office for Davidson County, Tennessee.

This improved real property more commonly known as 70 Fern Avenue, Nashville, TN 37207.

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~) Wilson
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.

Karen Johnson Davidson County
Batch# 234762 DEEDQC
05/24/2019 02:35:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190524-0049551

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(
(Subscribed and sworn to before me
(this 23rd day of May, 2019.
(
(
(My Commission Expires: 3/4/22
(

Affiant

Notary Public

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 23rd day of May, 2019.

Matthew Duchene

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Wilson

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Matthew Duchene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2019.

Notary Public

My Commission Expires: 3/4/22