Karen Johnson Davidson County
Batch# 239529 DEEDQC
06/06/2019 08:29:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190606-0053996

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Fortuitous, LLC 1151 Scholl Lane Santa Cruz, CA 95062	Same	081-03-1N-002.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lily Gene, LLC ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Fortuitous, LLC ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Being the same property conveyed to Lily Gene, LLC, a Tennessee limited liability company by Quitclaim Deed from Andrew S. Levitre and Kaitlin Ann Levitre, husband and wife, in instrument No. 20180509-0044331, Register's Office for Davidson County, Tennessee. Being the same property subjected to a horizontal property regime by the Declaration of Covenants of record in Instrument No. 20180821-0082717 being Unit B 2214 14th Avenue North Townhomes.
>
> The address of the property is 1209 Walsh Street, Nashville, TN 37208.

WITNESS MY HAND this the 4 day of June, 2019.

JAMES STEWART
COM. EXP
NOTARY
PUBLIC
Feb 6, 2023
GWINNETT COUNTY, GEORGIA

Lily Gene, LLC

By: _____
Andrew S. Levitre, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew S. Levitre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Lily Gene, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND and official seal this 4 day of June, 2019.

Notary Public

My commission expires: 02/06/2023

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS ONE AND NO/100 DOLLARS ($1.00).

Lily Gene, LLC

By: _____
Andrew S. Levitre, Member

Sworn and subscribed to before me this 4 day of June, 2019.

Notary Public

My Commission Expires: 02/06/2023

JAMES STEWART
COM. EXP.
NOTARY
PUBLIC
Feb. 6, 2023
GWINNETT COUNTY, GEORGIA